

# Review of Queensland's development assessment fees

## Consultation Regulatory Impact Statement

**3 February 2014**

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**The Department of State Development, Infrastructure and Planning is responsible for driving the economic development of Queensland.**

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# Summary

The Department of State Development, Infrastructure and Planning (DSDIP) is reviewing the development assessment fees charged by the state government for assessing a state interest triggered under Schedules 6 and 7 of the Sustainable Planning Regulation 2009 (SP Regulation), and for Brisbane core port land under section 283ZP of the *Transport Infrastructure Act 1994* (TIA).

In the financial year for 2012–13, the state government undertook more than 7000 trigger assessments for around 5000 development applications. These assessments were undertaken by eight state government departments and fees (where set by regulation) were charged by each department with an assessment manager (Schedule 6 or under section 283ZP of TIA) or referral agency (Schedule 7) role.

The State Assessment and Referral Agency (SARA), which came into effect on 1 July 2013, consolidated the state's assessment manager and referral agency roles into a single agency under DSDIP. Under SARA, the chief executive of *Sustainable Planning Act 2009* (SPA), being the Director-General of DSDIP, became the assessment manager or referral agency for a range of development applications.

The changes brought by SARA to the assessment manager and referral agency arrangements removed the link to fees payable for assessing development applications which were prescribed under regulation other than the SP Regulation.

The state agencies agreed that DSDIP should administer the fees and commence development of a new fee structure based on a full cost recovery model. In the interim, a new schedule of fees (Schedule 7A) which included all assessment manager and referral agency fees held in various regulations across government on 30 June 2013 was inserted into the SP Regulation.

This Consultation Regulatory Impact Statement (RIS) has been prepared in accordance with Regulatory Impact System Guidelines (effective 18 July 2013) to present the review of the fees which has been undertaken by DSDIP.

Chapter 1 presents the problem being addressed. It provides background including the cost of providing development assessment services and an explanation of how the cost recovery objective of \$25 333 165 (64 per cent of current total costs) has been developed. The focus of this RIS is how the proposed cost recovery objective of \$25.3 million is achieved, and how this cost is distributed across the relevant development assessment triggers.

Chapter 2 sets out the policy objectives, including the principles DSDIP has developed to guide the approach to achieving the cost recovery objective and the background for when fees may be charged for development assessment services by the state government.

Using the cost recovery objective of \$25.3 million, the following options for setting development assessment fees are presented for consideration in Chapter 3:

**Table 1 Summary of options**

Option number	Option description	Fee range
1	Flat fee for existing fee-based triggers	Nil or \$7158
2	Weighted fee for existing fee-based triggers	Nil or \$1145–\$18 320
3	Flat fee apportioned across all triggers	\$3598
4	Weighted fee apportioned across all triggers	\$696–\$11 133*

\*Please note that in some circumstances a Nil fee applies

Chapter 4 presents the estimated new fees in 2014–15 across all triggers for each of the above four options. It also presents what the fees would be if the current fee framework in Schedule 7A of the SP Regulation continued into 2014-15. Each option is assessed against the assessment criteria which have been established to guide the fee process.

Chapter 5 provides an outline of the public consultation which is proposed for the RIS, and identifies key stakeholders in this process.

An assessment of the fee options in Chapter 6 identifies option 4 as the state government’s preferred option for the following reasons:

- It provides a methodology which is easy to apply and which is consistent across the whole of government.
- It presents the lowest range of fees of the two weighted methodology options presented in this RIS, and a highest fee which is substantially lower than the highest base case fee.
- Unlike options 1 and 3, it best represents a ‘user pays’ methodology which assigns a higher fee to those trigger assessments which require longer timeframes to assess.
- Unlike options 1 and 2, it minimises the risk of over and under recovery of the cost recovery objective as the methodology is spread over the full range of trigger assessments.
- It would result in higher accountability within the technical agencies to the costs and timeframes of completing trigger assessments, thereby driving efficiencies across the development assessment process.

The preferred Brisbane core port land fees are also set out in Chapter 6 as follows:

**Table 2 Proposed Brisbane core port land fees**

Application type	SP Regulation fee in 2014–15 escalated from 2013–14 (percentage of cost recovery)	Proposed % SAU	Proposed fee in Schedule 7A for 2014–15

A	\$5306 (58.2%)	300%	\$8349
B	\$7960 (60.2%)	400%	\$11 133
C	\$18 492 (76.6%)	800%	\$22 264

Chapters 7 and 8 address consistency with other policies and regulation, and also outline the implementation, evaluation and compliance strategy.

The Queensland Government welcomes all feedback through the public consultation period. At the closure of the public consultation period, the government will consider the issues raised by stakeholders and the community. Further consultation may occur if there are specific issues raised during the consultation process prior to the release of the Decision RIS.

The state government's final preferred option, which will be identified in the Decision RIS, is intended to commence from 1 July 2014.

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# Explanatory notes

## Purpose of the Consultation Regulatory Impact Statement (RIS)

The Queensland Government is committed to adopting regulatory best practice principles and to using a best practice approach to assessing the impacts of a proposed regulation on business, community and government. In turn, this ensures that all parties involved in preparing, implementing and/or approving regulation fully understand its potential impacts.

A RIS is required for all regulatory proposals that may have a significant impact on business, community and government.

The RIS Guidelines, published by the Queensland Government, states that the key objectives of the RIS system are to:

- improve the quality of information provided to Cabinet and decision-makers, and those developing, assessing and maintaining regulation in accordance with regulatory best practice principles
- communicate and consult with affected stakeholders on regulatory proposals
- improve the quality and standard of regulation
- ensure there is a thorough assessment of the need for regulation
- where regulation is necessary, ensure it is designed to minimise compliance and administrative costs for business, community and government and maximise the benefits to the Queensland economy (pp11–12).

The purpose of this Consultation RIS is to provide details about the fee review which has been undertaken by DSDIP, and to invite public feedback to inform the subsequent Decision RIS.

## Lodging a submission

This Consultation RIS has been released to seek feedback on the state government's preferred fee methodology for achieving a higher level of cost recovery for development assessment services and for setting a fair and consistent fee schedule.

The Queensland Government welcomes all feedback on this Consultation RIS. A minimum period of 28 calendar days is allowed for all public consultation on this Consultation RIS.

Submissions must be made in writing, and can be made by email or post.

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Submissions will close on 5 March 2014.

All submissions made in response to this Consultation RIS will be provided to Office of Best Practice Regulation (OBPR) as part of its assessment of the adequacy of the Decision RIS.

At the closure of the public consultation period, the government will consider the issues raised by stakeholders and the community. Further consultation may occur if there are specific issues raised during the consultation process prior to the release of the Decision RIS.

For more information on this RIS please contact [sarafees@dsdip.qld.gov.au](mailto:sarafees@dsdip.qld.gov.au)

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# 1. Issues statement

The Queensland Government is moving to a higher level of cost recovery for the provision of development assessment services triggered under Schedules 6 and 7 of the SP Regulation and for development made assessable under SPA or under the Brisbane Port Land Use Plan (LUP) for land completely or partly on Brisbane Port Land.

For 2014–15, the total estimated cost of providing development assessment services is \$39.7 million (assuming no efficiency cost savings and including appeals). The revenue from development assessment fees under the current fee schedule is estimated at \$2.6 million in 2014–15. This represents a cost recovery rate of 6.5 per cent, leaving a shortfall of \$37.1 million which would be taxpayer funded.

The state government has therefore set a new cost recovery objective of \$25.3 million for 2014–15 (64 per cent of \$39.7 million), and undertaken a fee review to move to a ‘user pays’ system. The \$25.3 million cost recovery objective for 2014–15 was derived through the following adjustments to overall costs:

- The appeal costs and other expenses totalling \$5.99 million across all departments have been excluded. This is in recognition that appeal costs borne by the state should not be passed on to future applicants, and because one of the objectives of SARA is to reduce the number of appeals through improved decision making.
- All other costs, including employee expenses, have been reduced by 25 per cent. This is to account for efficiencies which will be achieved through SARA as it moves from implementation into operational phases.

The proposed development assessment fee framework for 2014–15 will therefore be designed to recover 100 per cent of the anticipated cost, having regard to the proposed efficiencies and excluding the cost of appeals. It should be noted that, due to the potential variability of the number and distribution of trigger assessments in 2014–15 (or in any given year), the cost recovery objective of \$25.3 million may be over-achieved or under-achieved.

This cost recovery objective is consistent with the Queensland Government *Principles for fees and charges* (December 2012) which promotes full cost recovery as the preferred basis for setting fees across government ‘unless the government has made a deliberate decision otherwise’.

As the cost recovery objective of \$25.3 million has been determined, this RIS addresses the apportioning of the cost recovery objective over the development assessment triggers.

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## State Assessment and Referral Agency (SARA)

SARA came into effect on 1 July 2013 and consolidated the state's assessment manager and referral agency roles into a single agency under DSDIP.

Under SARA, the chief executive of the *Sustainable Planning Act 2009* (SPA), being the Director-General of DSDIP, became the assessment manager or referral agency for a range of development applications, and departments which formerly held assessment manager or referral agency functions became technical agencies to DSDIP.

The technical agencies are:

- Department of Agriculture, Fisheries and Forestry (DAFF), which provides technical assessment on behalf of the Department of National Parks, Sport, Recreation and Racing (NPRSR)
- Department of Energy and Water Supply (DEWS)
- Department of Environment and Heritage Protection (DEHP)
- Department of Justice and Attorney General (DJAG)
- Department of Natural Resources and Mines (DNRM)
- Department of Transport and Main Roads (DTMR).

For the commencement of SARA, a schedule of development assessment fees was inserted as Schedule 7A in the SP Regulation. Schedule 7A included all assessment manager and referral agency fees held in various regulations across government on 30 June 2013, which were indexed by 3.5 per cent in accordance with the Queensland Government's *Principles for fees and charges*.

A new development assessment fee structure based on a higher level of cost recovery for development applications triggered under Schedules 6 and 7 of the SP Regulation, and for development made assessable under SPA or under the LUP for land completely or partly on Brisbane Port Land, will commence on 1 July 2014. The new fee structure will improve the efficiency and simplicity of the existing fees by establishing a consistent methodology for setting and administering fees for development assessment.

## Cost of development assessment for Schedules 6 and 7 of SP Regulation

### Cost and revenue analysis for 2012–13

In order to determine the level of cost recovery for providing development assessment services prior to the introduction of SARA, DSDIP compiled cost and revenue data from all departments which fulfilled the role of assessment manager or referral agency in 2012–13.

Cost and revenue data was requested by DSDIP through information requests to each relevant department. These returns were provided by DSDIP to Queensland Treasury

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Corporation (QTC), which was engaged to compile the data into a consolidated financial model. Follow up meetings were held with each department to seek clarification and to ensure consistency between departments where possible.

With the exception of DSDIP's development assessment costs, (provided in 2013–14 dollars and deflated to 2012–13), all cost and revenue data received from the agencies was provided for the 2012–13 financial year.

Cost and revenue data was requested to establish the full cost of providing development assessment over the following categories:

- employee expenses (including salaries and on-costs)
- supplies and services (including corporate overheads, such as accommodation costs per full time employee)
- Information Communications Technology (ICT)
- depreciation of ICT
- contingency
- other expenses (including appeals to the Planning and Environment Court)
- revenue derived from development assessment.

The following were also considered in the financial modelling:

- policy and legislative support was excluded from the costs for each department as it was deemed to lie outside of the development assessment function
- where employees were engaged on tasks other than development assessment, a percentage of employee expenses and supplies and services was included proportional to the time spent on development assessment
- where ICT items were used for multiple purposes which included development assessment (e.g. mapping), the proportion of the cost for development assessment usage was included.

Variations in departmental approaches to costs have resulted from:

- variations in the work undertaken by each department in performing the development assessment role, such as the need for site visits or whether items (such as appeals) are outsourced
- location of staff in Brisbane or regional offices, which impacts on accommodation costs
- the costs of specific ICT systems which directly relate to the technical assessment function of that department.

While some departments provided appeal costs, information was also obtained from Crown Law to determine the appeals costs relating to development assessment for 2012-13. Crown Law costs apply to each agency except DTMR which provided in-house appeal services.

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In 2012–13, the total pre-SARA cost of providing development assessment to the state was \$24.9 million. Of the \$24.9 million, the cost per category as an expression of total costs is as follows:

- employee expenses (including salaries and on-costs)—62.9 per cent
- supplies and services (including accommodation costs per employee)—9.6 per cent
- ICT—6.6 per cent
- depreciation—2.2 per cent
- contingency—0.5 per cent
- other expenses (including appeals to the Planning and Environment Court)—18.6 per cent.

The revenue from development assessment fees in 2012–13 was \$2.4 million. This represents a cost recovery level of 9.71 per cent and a revenue shortfall of \$22.5 million.

The cost and revenue analysis for 2012–13 is provided at Appendix A.

## Cost and revenue analysis for 2014–15

The most significant change between the cost and revenue analysis of 2012–13 and 2014–15 is the inclusion of the DSDIP costs for SARA.

To estimate the costs and revenues for 2014–15 (the year of commencement for the new fees), the cost and revenue summary of 2012–13 was indexed using a percentage by CPI (set to 3.5 per cent) or the Underlying Salaries Increase accordingly (set to 2.35 per cent). For DSDIP, the costs increased to account for the costs of SARA.

In 2014–15, the total cost of providing development assessment to the state is estimated to be \$39.7 million. Of the \$39.7 million, the cost per category as an expression of total costs is as follows:

- employee expenses (including salaries and on-costs)—62 per cent
- supplies and services (including accommodation costs per employee)—13.4 per cent
- ICT—8.1 per cent
- depreciation —1.5 per cent
- contingency —0.003 per cent
- other expenses (including appeals to the Planning and Environment Court)—15.1 per cent.

The revenue from development assessment fees in 2014–15 is forecast to be \$2.6 million. This represents a cost recovery rate of 6.5 per cent resulting in a predicted revenue shortfall of \$37.1 million in 2014–15.

The cost and revenue analysis for 2014–15 is provided at Appendix A.

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# Cost of development assessment services for Brisbane core port land

## Background to application types

Applications where DSDIP is the assessment manager for Brisbane core port land fall into three categories. These are as follows:

### Type A Application

This type of application is a Development ‘Assessable—Consistent’ development under Brisbane Port LUP. This type of application may involve:

- uncomplicated development that may include Environmentally Relevant Activities
- material change of use, reconfiguring a lot, operational work and/ or minor tidal works/ marine plant disturbance, site enhancements or development involving minimal site disturbance
- referral agency assessment possibly triggered.

### Type B Application

This type of application is an ‘Assessable—Inconsistent—Code’ development application that is for development that is inconsistent with Brisbane Port LUP and requires code assessment and may involve:

- one or more Environmentally Relevant Activities, significant changes to land use, more complicated tidal works, the removal or damage to marine plants, new marina development and/or moderate to significant construction/earthworks
- development that is inconsistent with the Brisbane Port LUP for transport reasons
- referral agency assessment may be triggered by these projects.

### Type C Application

This type of application is an ‘Assessable—Inconsistent—Impact’ development under the Brisbane Port LUP and may involve:

- more rigorous/ complex assessment
- one or more Environmentally Relevant Activities, significant changes to land use, more complicated tidal works, the removal or damage to marine plants, major infrastructure modifications and/or significant construction/earthworks
- development that is inconsistent with the Brisbane Port LUP for transport reasons
- referral agency assessment may be triggered by these projects.

## Cost and revenue analysis

Due to the degree of technical expertise required to undertake assessments on Brisbane core port land, DSDIP engages technical experts outside of the department to undertake some of the specific development assessment responsibilities. Therefore, unlike the development applications triggered under Schedules 6 and 7 of the SP Regulation, the

cost and revenue analysis for Brisbane core port land applications include both DSDIP costs and the costs of external consultancies.

In 2011–12, the only application received was for a Type A development and in 2012–13 only one application was again received (again for a Type A development). As a result, there is no recent cost data available for Types B and C applications and the costs of assessing these applications has been extrapolated from the Type A application costs.

The cost of development assessment services for Brisbane core port land was provided for the financial year 2012–13. This included the cost of the external consultants, as well as the employee costs and supplies and services for DSDIP staff. These costs were then escalated to 2014–15.

The cost of external consultants was determined from a recent consultancy for a Type A application, where the hourly rate charged was \$170 plus a \$900 administration fee in 2012–13. From this, a Type B application was determined to take twice the amount of time than a Type A application, while a Type C application is expected to take up to four times as long and require two or three consultancies.

The cost per application for Brisbane core port land is estimated as follows:

**Table 3 Estimated cost per application for Brisbane core port land for 2014–15**

Application type	Cost per application in 2014–15
A	\$9115
B	\$13 231
C	\$24 131

## Level of cost recovery

When the Brisbane core port land fees were originally proposed in 2010, the fees were modelled on an increase to fees charged by Port of Brisbane under prior planning arrangements. The fee model was based on full cost recovery to provide for recovery of reasonable costs and expenses incurred through carrying out the responsibilities of development assessment.

In 2010, the fees were amended to align with the fees charged by Brisbane City Council for comparable developments.

The following table illustrates the proposed fees for 2014–15 as shown in Schedule 7A of the SP Regulation (2012–13 fees escalated by 3.5 per cent) compared with the proposed cost per application as listed above.

**Table 4 Percentage of cost recovery for applications on Brisbane core port land for 2014–15**

Application type	Cost per application in 2014–15	Schedule 7A fee in 2014–15	Percentage of cost recovery
A	\$9115	\$5306	58.2%
B	\$13 231	\$7960	60.2%
C	\$24 131	\$18 492	76.6%

As seen above, the current level of cost recovery does not meet the full cost of providing development assessment services across all three types of applications

The cost recovery objective for the Brisbane core port land applications remains at full cost recovery. Therefore, the fees will need to be amended to reflect these updated costs.

## Affected groups

To meet the cost recovery objective of \$25.3 million, there will be impacts on the development industry and applicants, community and the state government. Within these groups, the following particular stakeholders have been identified:

- development industry and planning consultants, with experience in the current charging framework
- peak bodies, including the Property Council of Australia, Urban Development Institute of Australia (UDIA), Local Government Association of Queensland (LGAQ), Planning Institute of Australia (PIA) and the South East Queensland Council of Mayors
- individual applicants and landowners who will prepare and lodge their own development applications
- the wider community/ general public, which fund the balance of costs of the state's development assessment role that is not recovered through fees
- the state government, including DSDIP (SARA) and the technical agencies.

The stakeholders for the review of the Brisbane core port land fees are consistent with those listed above.

## Consequences of no action

If no action is undertaken to move to a higher cost recovery objective for the provision of development assessment services, then the state government would continue to under recover the cost of providing these services. This shortfall of \$37.1 million would continue to be funded by tax revenue.

## 2. Policy objectives

The policy objective of the SARA fee review is to achieve the cost recovery objective of \$25.3 million and to adopt a methodology which provides a consistent and fair fee schedule for the assessment manager and referral triggers in Schedules 6 and 7 of the SP Regulation.

To achieve these policy objectives, DSDIP has established the following guiding principles for the fee review:

- clarity of purpose—based on a clear and consistent decision of government
- transparency—having an explicit cost basis
- efficient—for the collection of revenue
- simple—for applicants and administration
- reflecting the assessment task—minimising cross-subsidising
- consistent—all triggers charged on a consistent basis.

These principles have been used to determine appropriate methodologies to apportion the development assessment fees and in assessing the level to which fee options accord with the principles of the state government in setting fees and charges. These are consistent with the principles provided in the Queensland Government’s *Principles for fees and charges* (December 2012).

*Principles for fees and charges* also supports ‘user charging’ where ‘there is a direct relationship between the levying of a fee and the provision of a defined good or service’ and the principle of ‘beneficiary pays’, which is ‘met most effectively by charging those individuals or groups who use Government products and services’ (p5).

The remainder of this chapter provides more details on when a fee may be charged under SPA and for applications for Brisbane core port land. It also sets out a proposed low risk assessment framework which should lead to a reduction in the total cost of development assessments, and sets out particulars for pre-lodgement meetings and where fee reductions may apply.

### When a fee may be charged under SPA

Under SPA, DSDIP may be an assessment manager or a referral agency for particular development applications.

Chapter 6 of SPA sets out the IDAS process. Within this chapter, the following actions provide the opportunity for the assessment manager or referral agency to charge a fee at relevant stages of the IDAS:

- apply for a development approval (s260(1)(d)(ii) of SPA)
- when the applicant provides material to a referral agency (s272(1)(c)(i) of SPA)
- a request to change a development approval (s370(2)(a)(ii) of SPA)

- a request to cancel a development approval (s379(2)(b) of SPA)
- a request to extend a development approval (s383(3)(c)(ii) of SPA)
- refund a fee (s434 of SPA).

These are discussed in turn below.

## **Fee to apply for a development approval**

This is the assessment manager fee which is triggered in Schedule 6 of the SP Regulation. The fees, where applicable, are currently set out in Schedule 7A of the SP Regulation.

The proposed fee for 2014–15 to apply for development approval is set out against each option in Chapter 4.

## **Fee to provide material to a referral agency**

This is the referral agency fee which is triggered in Schedule 7 of the SP Regulation. The fees, where applicable, are currently set out in Schedule 7A of the SP Regulation.

The proposed fee for 2014–15 to provide material to a referral agency is set out against each option in Chapter 4. This fee also applies to the provision of an early referral response by the referral agency.

## **Fee to change a development approval**

Section 367 of SPA outlines the definition of a ‘permissible change’ for a development approval. Section 370 of SPA outlines that a request to change a development approval must be accompanied by the fee as prescribed in section 21C of the SP Regulation.

Section 21C of the SP Regulation currently prescribes a fee to change a development approval for:

- development for an environmentally relevant activity; or
- operational work that is high impact earthworks in a wetland protection area; or
- a material change of use of premises for aquaculture; or
- operational work for fisheries development, other than for aquaculture; or
- a combination of the above.

These fees were carried over from pre-SARA into the current SP Regulation.

The fee to change a development approval for 2014–15 is proposed to be broadly applied to all trigger assessments at a rate of 25 per cent of the total fee applicable at the time which the application to change the development approval is made.

## **Fee to cancel a development approval**

Section 379(2)(b) of SPA states that a request to cancel a development approval must be accompanied by the fee as prescribed under a regulation under any Act.

No fee is proposed to be charged to cancel a development approval in 2014–15.

## Fee to extend a development approval

Section 383 of SPA provides for an applicant to apply to extend a development approval. In the SP Regulation, the only application which attracts a fee for extending a development approval is described in section 21C(2)(a) or (b) of the SP Regulation. This fee was carried over from pre-SARA regulation into the current SP Regulation.

The proposed fee for 2014–15 to extend a development approval is set out against each option in Chapter 4.

## Refunding of fees for withdrawing an application

Section 434 of SPA prescribes that an assessment manager or a concurrence agency may, but need not, refund all or part of the fee paid to it to assess an application.

A benchmarking study of local government has been undertaken to determine the current Queensland practice for refunding fees when a development application is withdrawn. This is included in Appendix B.

The proposed rates for refunding of fees for 2014–15 are set out in the table below.

**Table 5** Proposed percentage of refund by application stage for withdrawing of application

Development assessment stage	Percentage of fee refund
Application stage	75%
Information and referral stage	50%
Notification stage	25%
Decision stage (before decision)	0%

These rates are proposed to be set out in an administrative policy to accompany the SP Regulation.

## Applications for Brisbane core port land

The chief executive of DSDIP is the assessment manager for certain port-related development applications made under the Brisbane Port Land Use Plan (LUP). Specifically, the planning chief executive is the assessment manager under section 283ZP(1) of the TIA for:

- (a) material change of use of premises completely or partly on Brisbane core port land if the development is assessable development for the Planning Act under the Brisbane port LUP;

- (b) reconfiguring a lot completely or partly on Brisbane core port land if the development is assessable development for the Planning Act under this part;
- (c) operational work completely on Brisbane core port land if the development is assessable development for the Planning Act under the Brisbane port LUP.

In 2011, a schedule of fees for undertaking assessment of development applications in relation to Brisbane core port land was included in the SP Regulation. These fees currently form part of Schedule 7A and will be included in the revised Schedule 7A to be implemented from 1 July 2014.

## Pre-lodgement meetings

Pre-lodgement meetings are important in promoting sound development outcomes and reducing complications and delays throughout the development assessment process. They can also provide an opportunity for discussions across multiple technical agencies to occur, which can resolve conflicts prior to applicants finalising and lodging their development applications.

Prior to the commencement of SARA, only two departments had established pre-lodgement or pre-design meetings available for potential applicants to discuss their proposed developments. Despite the use of relevant resources to facilitate and attend the meetings, no fee was payable for these meetings. No formal arrangements were in place for outcomes of the meeting to be recorded or adhered to as the development proposal progressed to application.

SARA offers a pre-lodgement meeting service which provides applicants with the opportunity to discuss any issues related to state triggers prior to lodging their development application. Pre-lodgement discussions are encouraged for all applications for the following purposes:

- to improve the quality of development applications received by SARA
- to ensure that any specialist assessments requested by the technical agencies to support the application are undertaken to the recognized standards adopted by the technical agency
- to ensure the timely processing of the application by ensuring all triggers are correctly identified and addressed at the time of lodgement
- to reduce the requirement for information requests and associated timeframe extensions throughout the development assessment process.

The SARA pre-lodgement process can streamline the preparation and lodgement of a development application for the applicant and SARA/ technical agency. This can reduce timeframes for assessment and lead to higher quality development applications and outcomes.

For these reasons, no specific fee is therefore proposed to be levied for pre-lodgement meetings in 2014–15.

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A benchmarking study of local government pre-lodgement arrangements is contained in Appendix C.

## Fees for religious, charitable and sporting organisations

DSDIP has investigated whether it is appropriate to provide a reduction in application fees for development applications for community or not-for-profit organisations.

A benchmarking study of local governments has been undertaken to determine an appropriate policy for offering of reduced fees for religious, charitable and sporting organisations. This study is included in Appendix D.

It is proposed that qualifying applications be entitled to a reduced fee of 50 per cent of the application fee in respect of development assessment fees.

For the purposes of the SP Regulation, Schedule 7A, the fee mentioned in that provision will apply for a development application for the following types of development if the application is made by a religious, charitable or not for profit organisation:

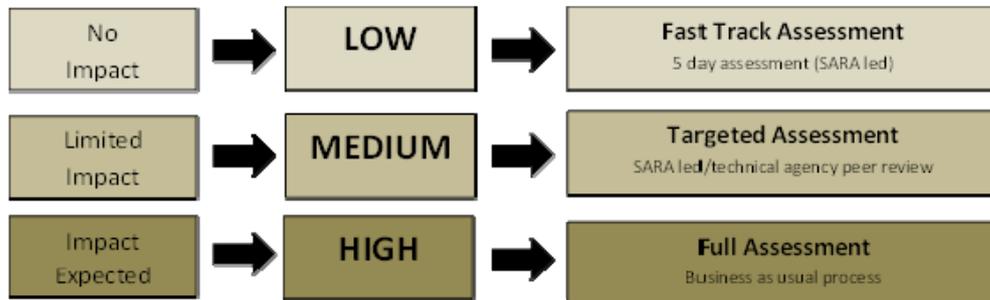
- development for a place of worship as defined in the Queensland Planning Provisions (QPP), other than land or a facility that is used for non-religious purpose
- development for an educational establishment as defined under QPP that is a preparatory, primary or secondary school that is recognised by the state and federal governments as such for financial assistance
- development for a community care centre as defined under QPP
- development for a community residence as defined under QPP
- development for a community use as defined under QPP, if the use is either wholly or partly funded by the community and depends on community volunteers
- development for emergency services as defined under QPP
- development for outdoor sport and recreation as defined under QPP if the use is either wholly or partly funded by the community and depends on community volunteers
- development for an outstation as defined under QPP
- development for a residential care facility as defined under QPP if the use is either wholly or partly funded by the community and depends on community volunteers.

## Reduction of fees in a low-risk framework

In addition to the fee review which is the subject of this RIS, DSDIP is in the process of reviewing the SARA business processes and applying a risk management framework to referral and assessment processes. This is an important step in ensuring a consistent,

efficient and evidenced-based process for managing development assessment interests within the SARA/ technical agency framework.

An example of a low-risk framework that is being considered for a number of technical agency referral triggers is set out below.



As can be seen from the diagram above, development application types can be classified into three risk groups with a corresponding assessment outcome. These risk groups could be:

- low—no impact on technical agency matters/ fast track assessment
- medium—limited impact on technical agency matters/ targeted assessment
- high—impact on technical agency matters expected/ full assessment.

Where a low-risk framework is implemented, a reduced application fee could be applied to the low-risk category applications. This is reflective of the lower cost of processing a low-risk application.

Any fee reduction which would be implemented by the state government as a result of the development and implementation of a low-risk framework would need to balance the cost recovery objective with the efficiency gains in development assessment costs.

## 3. Options and alternatives

### Development application process and triggers

Preliminary discussions between DSDIP and the departments with pre-SARA development assessment functions (now the technical agencies) indicated a strong preference for a trigger-based fee approach to be carried forward into the new fee structure. This is consistent with the current approach to development assessment fees which is contained in Schedule 7A.

A trigger-based fee approach offers the following benefits:

- The application fee is cost-reflective, as a ‘fee per trigger’ is charged.
- It is a ‘user pays’ system which considers the trigger against which the charge is set.
- Costs and revenue associated with processing a trigger assessment can be accurately allocated to the correct technical agency.
- There is state government, local government and development industry familiarity with the fee per trigger methodology.
- The resultant fee schedule will provide a direct alignment with the assessment manager and referral agency triggers in Schedules 6 and 7 of the SP Regulation, while also accommodating the Brisbane core port land fees.
- It allows the technical agencies and SARA the ability to perform ongoing analysis to determine where further refinements or efficiencies may be made to the planning system.

### Scope of this review

In considering a trigger-based fee approach, the following items are included in the scope of this fee review:

- the 70 triggers under Schedules 6 and 7 which trigger the chief executive of DSDIP as the assessment manager or referral agency
- the fees for development on Brisbane core port land which appears as Part 2, Item 1 in Schedule 7A
- trigger 7.3.29 under Schedule 7 which triggers the minister administering the *Strategic Cropping Land Act 2011* as the concurrence agency. DNRM, as the technical agency, has confirmed that this fee is in scope for review although it is outside of the SARA process
- two new triggers for wind farms and high risk levees (see trigger assessment data discussion below)
- fees for all aspects of development applications as discussed in Chapter 2 of this RIS under ‘When a fee may be charged under SPA’.

Items which are outside of the scope of this review are:

- triggers under Schedules 6 and 7 which do not trigger the chief executive of DSDIP as the assessment manager or concurrence agency (aside from 7.3.29 discussed above)
- triggers assessed by Energex, Ergon Energy Limited, water distributor-retailers, port authorities and airports are not part of SARA and have been excluded from the SARA fee modelling
- triggers 7.1.15, 7.2.7A and 7.3.15 which have been transferred to local government are excluded from the modelling
- fees for annual monitoring or compliance by any department which are prescribed elsewhere in other regulations
- applications for cancellations, extensions, and permissible changes not specified in the fee modelling.

## Trigger assessment data

The number of trigger assessments for 2012–13 was provided by each department to DSDIP. It is important to note that this information differs from the number of applications received by each department as each application may have multiple triggers. Trigger assessment numbers were verified by DSDIP in consultation with each department to ensure that they were correctly mapped against the triggers in Schedule 6 and 7 of the SP Regulation.

For 2014–15, the number of trigger assessments (where the trigger remains unchanged from 2012–13) has been kept at the same number as 2012–13. The distribution of assessments by trigger has also been kept constant. This data has been used as there is no other historical data which can be used to form the basis of the trigger assessment data. It is, however, recognised that the number and type of development applications received by the state government in any year may vary depending on the social, economic or environmental conditions of that year.

A number of triggers have been amended or discontinued from 2012–13 to 2014–15 due to reform initiatives across the state government including (but not limited to) the GreenTape Reduction Project and Sustainable Planning Regulation Amendments in August 2012 and March 2013.

New and amended triggers which are anticipated to be contained in the SP Regulation by 1 July 2014 have also been incorporated into the fee model. These are in the table below.

**Table 6** Proposed new and amended triggers for 2014–15

Technical agency	Triggers	Reason for inclusion
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Technical agency	Triggers	Reason for inclusion
DSDIP	Wind farms	A new RIS will be prepared in 2014 which will propose that DSDIP become the assessment manager for wind farms. An estimate of three assessments per year for this trigger has been included in the modelling based on the number of assessments undertaken by local government in 2012–13.
DSDIP/ DNRM	High risk levees	The Decision RIS for levees has indicated a preference for the state government to be the referral agency for high risk levees. An estimate of 10 trigger assessments for this trigger has been included in the modelling based on the discussions with DNRM.
DSDIP/ DNRM	Strategic cropping land (SCL)	<i>The Review of the Strategic Cropping Land Framework Report</i> recommends that the state development assessment triggers for SCL be removed and the state no longer undertakes development assessment in relation to SCL. As arrangements are not finalised, no changes to the number of trigger assessments have been made in the modelling.

The total number of trigger assessments estimated for 2014–15 are shown in the table below.

**Table 7 Estimated trigger assessments for 2014–15**

Technical agency	Number of triggers	Number of trigger assessments
Department of Transport and Main Roads	16	2567
Department of Environment and Heritage Protection	21	1832
Department of Natural Resources and Mining	13**	2308
Department of Agriculture Fisheries and Forestry	13	267
Department of Justice and Attorney-General	2	22
Department of State Development, Infrastructure and Planning (DA)	5	40
Department of Energy and Water Supply	2	4
<b>Total</b>	<b>72*</b>	<b>7040</b>

\* This total figure includes two new proposed triggers for 2014–15 for wind farms and high risk levees, and also acknowledges that two triggers (6.3.1 and 7.2.1) can be assessed by either DEHP or DAFF and are therefore counted twice in this table.

\*\* Trigger 7.3.29 which triggers the Minister administering the *Strategic Cropping Land Act 2011* as the concurrence agency has been included.

Applications where DSDIP is the assessment manager for Brisbane core port land are shown in the table below. The department is expecting two applications of Type A and one application of Type B each financial year.

**Table 8 Estimated Brisbane core port land trigger assessments for 2014–15**

Application type	Estimated number of applications
A	2
B	1
C	0
TOTAL	3

## Establishing the base case (‘do nothing’ approach)

The current Schedule 7A in the SP Regulation is the ‘base case’ for 2013–14. These fees have been escalated by 3.5 per cent to provide a fee schedule for 2014–15.

To accord with standard cost-benefit analysis, Schedule 7A would usually provide the base case against which the incremental costs and benefits of each alternative are determined in the Impact Assessment chapter of the RIS.

However, in this RIS, this schedule is provided for information purposes only. The fees in Schedule 7A were established pre-SARA by each individual government department and a range of methodologies were used to derive the fees. For this reason, these fees cannot be indexed to meet the cost recovery objective of \$25.3 million to provide a true base case or ‘do nothing’ approach. The Impact Assessment chapter of this RIS provides the new fees for 2014–15 across all triggers for each of the options including the base case for comparison.

The characteristics of the current Schedule 7A are shown below. The Brisbane core port land fees are shown separately. The fees currently contained within Schedule 7A are set out in Appendix E.

**Table 9 Base case characteristics**

Methodology and key features—base case	
Fee to:	• Fees range from Nil to \$29 194.25. (NB: There is a higher fee for trigger 7.3.29 which is \$49 546 for which the Minister administering the <i>Strategic Cropping Land Act 2011</i> is the concurrence agency. This fee is in scope for
• apply for a development approval	

## Methodology and key features—base case

<p>(Schedule 6) or</p> <ul style="list-style-type: none"> <li>when the applicant provides material to a referral agency (Schedule 7)</li> </ul>	<p>review although it is outside of the SARA process.)</p> <ul style="list-style-type: none"> <li>There is no consistent methodology. This is the result of the consolidation of fees from several regulations when SARA was brought into effect on 1 July 2013.</li> <li>Fees are wide ranging to incorporate various triggers and types of applications.</li> <li>Only 33 of the 70 triggers for 2014–15 have a fee. This equates to 3539 trigger assessments, which is 50% of the total trigger assessments forecast for 2014–15.</li> <li>Only five of the eight technical agencies are remunerated by the revenue collected from development assessment fees.</li> <li>Some triggers are broken down into multiple categories and across multiple fees.</li> <li>The cost recovery basis on which the fees are modelled is highly variable. For example, some triggers are modelled on a ‘cost recovery basis’ to establish fees, while others are modelled on a ‘partial’ cost recovery basis.</li> </ul>
Trigger breakdown	<p>The trigger breakdown is undertaken by a variety of methods usually involving a sliding scale based on one or more of the following criteria:</p> <ul style="list-style-type: none"> <li>impact of the proposal</li> <li>financial value of completed works</li> <li>size of site</li> <li>number of lots being created.</li> </ul> <p>There are up to 16 categories within each trigger where a fee is applicable.</p>
Pre-lodgement meeting	No fee payable
Request to provide early referral response	100% of the applicable fee per trigger
Request to change a development approval (s370 of SPA)	<p>Section 21C of the SP Regulation establishes a fee to change a condition of a development approval imposed by the chief executive for:</p> <ul style="list-style-type: none"> <li>development for an environmentally relevant activity (\$285.65); or</li> <li>operational work that is high impact earthworks in a wetland protection area (\$285.65); or</li> <li>a material change of use of premises for aquaculture (\$506.60); or</li> <li>operational work for fisheries development, other than for aquaculture (\$506.60); or</li> <li>a combination of the above (\$792.25).</li> </ul> <p>No fee applies to other triggers.</p>

## Methodology and key features—base case

Request to cancel a development approval (s379 of SPA)	No fee applies.	
Request to extend a development approval (s383 of SPA)	A fee of \$285.65 applies for extending a development approval in section 21C(2)(a) or (b) of the SP Regulation.	
	No fee applies to other triggers.	
Refunded amount to applicant if application withdrawn (% of total application fee)	Application stage	No provisions in the SP Regulation
	Information and referral stage	No provisions in the SP Regulation
	Notification stage	No provisions in the SP Regulation
	Decision stage (before decision)	No provisions in the SP Regulation
Fee concessions	No provisions in the SP Regulation	
Fees for assessment manager over Brisbane core port land	<ul style="list-style-type: none"> <li>• Three fees prescribed for application types A, B and C, ranging from \$5306–\$18 492 (2014–15).</li> <li>• In 2011, the fees were calculated based on the expected level of complexity involved in assessing the development application, and the likely amount of resourcing required.</li> <li>• For the application received in 2012–13, costs exceeded revenue by \$2327, though the application is ongoing and is likely to increase.</li> <li>• For the application received in 2011–12, costs exceeded revenue by \$4505.</li> <li>• The fees do not meet the full cost recovery objective.</li> </ul>	

## Determining a fee methodology

In developing options to achieve the cost recovery objective of \$25.3 million for Schedules 6 and 7 based on a ‘fee per trigger’ methodology, both flat and weighted fee methodologies have been considered. These are set out below.

The cost recovery objective for the Brisbane core port land is full cost recovery and no options are modelled for these fees. It is proposed that the preferred fee methodology which is selected from the options for the Schedules 6 and 7 triggers and set out in Chapter 6 will be applied to the Brisbane core port land fees to ensure consistency across Schedule 7A.

### Flat fee methodology

A flat fee assumes that all triggers are equally weighted, and does not take into consideration variations between triggers or trigger assessments or variations in

development types within a trigger. A flat fee will also result in a higher level of cross subsidisation. However, a flat fee can be easy for applicants and administrators to apply.

The fees options with a flat fee methodology are options 1 and 3 below.

## Weighted fee methodology

A weighted fee can allow a greater cost-reflectivity with the scope, scale or complexity of the trigger and the proposed development.

DSDIP has developed a methodology to apportion weight to triggers and trigger sub-categories (trigger breakdown). This methodology is based on a Standard Assessment Unit (SAU).

The Standard Assessment Unit (SAU) is the average number of hours across government which a trigger takes to assess and is equivalent to 36 hours.

The steps in developing this weighted methodology are shown in the table below.

**Table 10** Development of weighted methodology

Step number	Description of step undertaken
1	Five categories of SAU were established. These were 25%, 50%, 100%, 200% and 400%, where 100% SAU is the average timeframe for processing a trigger assessment across government, 25% and 50% require less time, and 200% and 400% require more time.
2	Each technical agency was asked to either: <ul style="list-style-type: none"> <li>a) allocate a single SAU category per trigger. In this case, all trigger assessments would be assigned to this single SAU category</li> <li>b) split a trigger across up to three SAU categories, and provide the percentage of applications for each category.</li> </ul> The distribution of triggers by SAU is included in Appendix F.
3	Each technical agency was asked to provide the number of hours per trigger which was equivalent to their 100% SAU (including the cost of pre-lodgement meetings).
4	The total number of hours for all triggers was summed and divided by the total number of triggers to derive an average number of hours per trigger. This became the standard SAU and was determined to equate to 35.7 hours (rounded to 36 hours).

Step number	Description of step undertaken
5	The original SAU category and number of hours provided by the technical agency for each trigger was compared against the 36 hours = 100% SAU.
6	Where a trigger had a higher or lower timeframe than 36 hours, the SAU category was reviewed and adjusted up or down to ensure consistency across the categories for all triggers.
7	The cost recovery objective of \$25.3 million was apportioned across the trigger assessments using the SAU categories and a fee derived for each SAU category.

Options 2 and 4 present the results of the weighted fee methodology.

## Fee options

Four fee options (options 1–4) have been developed which would meet the cost recovery objective of \$25.3 million. These options should be read in conjunction the above sections which provide the background to methodology development.

The following points are relevant to all four fee options:

- all methodologies are established for the financial year 2014–15
- fees expressed in the models below are cumulative across triggers. That is, where more than one trigger is to be assessed per application, the applicable fee is the sum of each relevant trigger fee unless expressly written otherwise
- all methodologies will deliver the cost recovery objective of \$25.3 million
- fees would be received by SARA and remitted to the technical agencies (though the methodology for remittance is dependent on the preferred fee option)
- the number of trigger assessments undertaken in 2012–13 have been adopted for 2014–15 (unless specified otherwise previously in this chapter)
- the modelling does not take into consideration actions that may have been taken after the trigger was assessed (e.g. application withdrawn).

For any development assessment fee per trigger which is charged, a transaction fee will apply. This fee will be charged by Smart Service Queensland which processes payments for SARA. The transaction fee is dependent on the method of payment and is applied as a fee per trigger (item). The Smart Service Queensland ‘Fee for Service Rate’ in 2013–14 is:

- \$0.28 per item paid via credit card or BPay
- \$9.27 per item paid for ‘pay later processing’ (electronic funds transfer)

These transaction fees will not be included in the options presented below.

It should also be noted that the proposed fees expressed in options 1–4 are subject to change between the Consultation RIS and the Decision RIS. This is due to amendments to development assessment processes and triggers which are ongoing. The final fee model will take into consideration comments received during public consultation.

The four fee options which are presented in this RIS are:

- Option 1:** Flat fee for existing fee-based triggers
- Option 2:** Weighted fee for existing fee-based triggers
- Option 3:** Flat fee apportioned across all triggers
- Option 4:** Weighted fee apportioned across all triggers

Each of these options is set out in detail below. The fee per trigger under each option is included in Appendix G.

### Option 1: Flat fee for existing fee-based triggers

This option applies the flat fee methodology over the triggers and trigger assessments which currently attract a fee under the existing Schedule 7A (the base case).

#### Option 1

##### Methodology and key features

- |   |  |
|---|--|
| <p>Fee to:</p> <ul style="list-style-type: none"> <li>• apply for a development approval (Schedule 6) or</li> <li>• when the applicant provides material to a referral agency (Schedule 7)</li> </ul> | <ul style="list-style-type: none"> <li>• 33 triggers in Schedules 6 and 7 in the SP Regulation currently attract a fee. This equates to 3539 trigger assessments for 2014–15.</li> <li>• Only those triggers which currently attract a fee would continue to have a fee charged.</li> <li>• 40 triggers would remain with no fee. This equates to 3501 triggers assessments.</li> <li>• The cost recovery objective of \$25.3 million is divided equally by the 3539 trigger assessments.</li> <li>• The resultant flat fee is \$7158 per trigger assessment.</li> </ul> |
|---|--|

<p><u>Cost Recovery Objective</u>          Number of Trigger Assessments which currently attract a charge under Schedule 7A</p>	<p>= Flat fee per trigger assessment</p>
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<p><u>\$25 333 165</u> 3539</p>	<p>= \$7158 per trigger assessment</p>
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Trigger breakdown	No trigger breakdown—flat fee applied to whole trigger where fee is payable.
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### Option 1

Pre-lodgement meeting	No separate fee—included in the fee per trigger for development assessment	
Request to provide early referral response	100% of the applicable fee per trigger (\$7158 per trigger)	
Request to change a development approval (s370 of SPA)	25% of the total fee applicable at the time which the application to change the development approval is made.	
Request to cancel a development approval (s379 of SPA)	No fee	
Request to extend a development approval (s383 of SPA)	25% fee of the flat fee of \$7158 = \$1789	
Percentage of application fee to be refunded if application is withdrawn	Application stage	75%
	Information and referral stage	50%
	Notification stage	25%
	Decision stage (before decision)	0%
Fee concessions	Religious, charitable and sporting organisations undertaking development outlined in Chapter 2—50%	

### Viability/achieving policy objectives

This option meets the policy objective to recover \$25.3 million for 2014-15 and provides a new fee schedule which could be carried forward to replace the existing Schedule 7A in the SP Regulation.

### Risks

- Only 33 triggers of the total number of 70 triggers would attract a fee. This means that the cost recovery objective is apportioned over only 50% of the trigger assessments received in 2014–15.
- As a result, there is a risk that even small changes in the number of trigger assessments received in 2014–15 could have a significant impact on the revenue forecast.
- There is no clear basis for continuing to apportion fees over only some triggers as it is a legacy of the different fee methodologies which existed pre-SARA.
- Only five of the eight technical agencies would be accountable to the revenue derived from development assessment. This would provide ongoing challenges in apportioning revenue received by SARA across all the technical agencies. A separate methodology to remit revenue would need to be developed.
- As the higher cost recovery objective would only be apportioned over 33 of the 70 triggers, this would result in higher increases on those existing fees than if the cost recovery objective was apportioned over all triggers.

## Option 2: Weighted fee for existing fee-based triggers

This option applies the weighted fee methodology over the triggers and trigger assessments which currently attract a fee under the existing Schedule 7A (the base case).

### Option 2

#### Methodology and key features

##### Fee to:

- apply for a development approval (Schedule 6) or
- when the applicant provides material to a referral agency (Schedule 7)
- 33 triggers across Schedules 6 and 7 in the SP Regulation currently attract a fee. This equates to 3539 trigger assessments for 2014-15.
- Only those triggers which currently attract a fee would continue to have a fee levied.
- 40 triggers would remain with no fee. This equates to 3501 triggers assessments.
- The cost recovery objective of \$25.3 million is apportioned across the 3539 trigger assessments using the weighted fee methodology.
- The weighted fee methodology produced a 100% SAU fee of \$4580 and resultant fee schedule as follows:

25% SAU	50% SAU	100% SAU	200% SAU	400% SAU
\$1145	\$2290	\$4580	\$9160	\$18 320

Trigger breakdown	Trigger breakdown would be included to accord with the split across SAU categories.
Pre-lodgement meeting	No separate fee—included in the fee per trigger for development assessment
Request to provide early referral response	100% of the applicable fee per trigger
Request to change a development approval (s370 of SPA)	25% of the total fee applicable at the time which the application to change the development approval is made.
Request to cancel a development approval (s379 of SPA)	No fee
Request to extend a development approval (s383 of SPA)	25% fee = \$1145
Percentage of application fee to be refunded if	Application stage 75% Information and referral stage 50%

## Option 2

application is withdrawn	Notification stage	25%
	Decision stage (before decision)	0%
Fee concessions	Religious, charitable and sporting organisations undertaking development outlined in Chapter 2—	50%

### Viability/achieving policy objectives

This option meets the policy objective to recover \$25.3 million for 2014–15 and provides a new fee schedule which could be carried forward to replace the existing Schedule 7A in the SP Regulation.

### Risks

- Only 33 triggers of the total number of 70 triggers would attract a fee. This means that the cost recovery objective is apportioned over only 50% of the trigger assessments received in 2014–15.
- As a result, there is a risk that even small changes in the number of trigger assessments received in 2014–15 will have a significant impact on the revenue forecast.
- There is no clear basis for continuing to apportion fees over only some triggers as it is a legacy of the different fee methodologies which existed pre-SARA.
- Only five of the eight technical agencies would be accountable to the revenue derived from development assessment. This would provide ongoing challenges in apportioning revenue received by SARA across all the technical agencies. A separate methodology to remit fee revenue would need to be developed.
- As the higher cost recovery objective would only be apportioned over 33 of the 70 triggers, this would result in higher increases on those existing fees than if the cost recovery objective was apportioned over all triggers.

### Option 3: Flat fee apportioned across all triggers

This option applies the flat fee methodology over all triggers and trigger assessments.

#### Option 3

#### Methodology and key features

Fee to:

- apply for a development approval (Schedule 6) or
- when the applicant provides material to a referral agency (Schedule 7)
- All 70 triggers across Schedules 6 and 7 in the SP Regulation will attract a fee. This equates to 7040 trigger assessments for 2014–15.
- The cost recovery objective of \$25.3 million is divided equally by the total number of trigger assessments using the flat fee methodology.
- The resultant fee per trigger assessment is \$3598.

$\frac{\text{Cost Recovery Objective}}{\text{Total Number of Trigger Assessments over all triggers}}$	= Flat fee per trigger assessment
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$\frac{\$25\,333\,165}{7040}$	= \$3598 per trigger assessment
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Trigger breakdown	No trigger breakdown—flat fee applied to whole trigger	
Pre-lodgement meeting	No separate fee—included in the fee per trigger for development assessment	
Request to provide early referral response	100% of the applicable fee per trigger	
Request to change a development approval (s370 of SPA)	25% of the total fee applicable at the time which the application to change the development approval is made.	
Request to cancel a development approval (s379 of SPA)	No fee	
Request to extend a development approval (s383 of SPA)	25% fee of the flat fee of \$3598 = \$900	
Percentage of application fee to be refunded if application is withdrawn	Application stage	75%
	Information and referral stage	50%
	Notification stage	25%
	Decision stage (before decision)	0%
Fee concessions	Religious, charitable and sporting organisations undertaking development outlined in Chapter 2—50%	

### Option 3

#### Viability/achieving policy objectives

This option meets the policy objective to recover \$25.3 million for 2014–15 and provides a new fee schedule which could be carried forward to replace the existing Schedule 7A in the SP Regulation.

#### Risks

- This option presents a lower risk to achieving the cost recovery objective as fees are applied across all triggers and trigger assessments. The fee per trigger is lower for this reason.
- One consistent fee methodology across the broad range of applications and triggers.

### Option 4: Weighted fee apportioned across all triggers

This option applies the weighted fee methodology over all triggers and trigger assessments.

### Option 4

#### Methodology and key features

Fee to:

- apply for a development approval (Schedule 6) or
- when the applicant provides material to a referral agency (Schedule 7)
- All 70 triggers across Schedules 6 and 7 in the SP Regulation were included in this option. This equates to 7040 trigger assessments for 2014–15.
- The cost recovery objective of \$25.3 million is apportioned across the 7040 trigger assessments using the weighted fee methodology.
- The 100% SAU fee is \$2783, with the range of fees as follows:

25%	50%	100%	200%	400%
\$696	\$1392	\$2783	\$5567	\$11 133

Trigger breakdown Trigger breakdown would be included to accord with the split across SAU categories.

Pre-lodgement meeting No separate fee—included in the fee per trigger for development assessment

Request to provide early referral response 100% of the applicable fee per trigger

Request to change a development approval (s370 of SPA) 25% of the total fee applicable at the time which the application to change the development approval is made.

#### Option 4

Request to cancel a development approval (s379 of SPA)	No fee	
Request to extend a development approval (s383 of SPA)	25% fee = \$696	
Percentage of application fee to be refunded if application is withdrawn	Application stage	75%
	Information and referral stage	50%
	Notification stage	25%
	Decision stage (before decision)	0%
Fee concessions	Religious, charitable and sporting organisations undertaking development outlined in Chapter 2—50%	

#### Viability/achieving policy objectives

- This option meets the policy objective to recover \$25.3 million for 2014–15 and provides a new fee schedule which could be carried forward to replace the existing Schedule 7A in the SP Regulation.

#### Risks

- This option presents a lower risk to achieving the cost recovery objective as fees are applied across all triggers and trigger assessments. The fee per trigger is lower for this reason.
- One consistent fee methodology across the broad range of applications and triggers.

## 4. Impact assessment

The summary table below provides a comparison of the fees across all four options and the base case outlined in Chapter 3.

**Table 11 Comparison of fees across four options (base case provided for comparison)**

Option number	Option description	Fee range
Base case	Base case (escalated to 2014–15)	Nil or \$113.64–\$30 216.05
1	Flat fee for existing fee-based triggers	Nil or \$7158
2	Weighted fee for existing fee-based triggers	Nil or \$1145–\$18 320
3	Flat fee apportioned across all triggers	\$3598
4	Weighted fee apportioned across all triggers	\$696–\$11 133*

\*Please note that in some circumstances a Nil fee applies

The fee/s per trigger for each option is presented below.

**Table 12 Assessment manager fee comparison by options by trigger**

Trigger name	Trigger	Base case (2014–15)	Option 1	Option 2	Option 3	Option 4
Airport land	6.2.2	Nil	Nil	Nil	\$3598	\$1392
Environmentally relevant activities (DEHP)	6.3.1	\$590.26	\$7158	\$2290	\$3598	\$1392
				\$4580		\$2783
Environmentally relevant activities (DAFF)	6.3.1	\$590.26	\$7158	\$4580	\$3598	\$2783
				\$18 320		\$11 133
Aquaculture	6.3.10	\$2296.51– \$7119.30	\$7158	\$4580	\$3598	\$2783
				\$9160		\$5567
Fisheries development other than aquaculture	6.3.11	\$2296.51– \$23 562.70	\$7158	\$18 320	\$3598	\$11 133
				\$4580		\$2783
For a wild river area	6.3.12	Nil	Nil	\$9160	\$3598	\$5567
				\$18 320		\$11 133
Development in wetland protection area	6.3.13	\$295.65– \$5742.85	\$7158	\$4580	\$3598	\$2783
				\$9160		\$5567
Vegetation	6.3.2	\$391.64–	\$7158	\$18 320	\$3598	\$11 133
				Nil		Nil

Trigger name	Trigger	Base case (2014–15)	Option 1	Option 2	Option 3	Option 4
clearing		\$5914.25		\$4580		\$2783
				\$9160		\$5567
				\$18320		\$11 133
Taking or interfering with water	6.3.3	\$113.64	\$7158	\$1145	\$3598	\$696
				\$9160		\$5567
Taking or interfering with water	6.3.3A	Nil	Nil	Nil	\$3598	\$2783
						\$5567
						\$11 133
Major hazard facilities	6.3.4	Nil	Nil	Nil	\$3598	\$11 133
Removal of quarry material in a watercourse or lake	6.3.5	\$113.64	\$7158	\$4580	\$3598	\$2783
Tidal works or work with a coastal management district	6.3.6	Nil– \$27 770.45	\$7158	Nil	\$3598	Nil
				\$4580		\$2783
				\$9160		\$5567
Development on Queensland heritage place	6.3.7	Nil	Nil	Nil	\$3598	Nil
						\$5567
Contaminated land	6.3.9	Nil	Nil	Nil	\$3598	\$2783
Wind farms	NEW	Nil	Nil	Nil	\$3598	\$11 133

**Table 13 Referral agency fee comparison by option by trigger**

Trigger name	Trigger	Base case (2014–15)	Option 1	Option 2	Option 3	Option 4
Tidal works or work with a coastal management district	7.1.11	Nil	Nil	Nil	\$3598	\$2783
Development on Queensland heritage place	7.1.12	Nil	Nil	Nil	\$3598	Nil
						\$5567

Trigger name	Trigger	Base case (2014–15)	Option 1	Option 2	Option 3	Option 4
Public passenger transport	7.1.14	Nil	Nil	Nil	\$3598	\$2783
Railways	7.1.16	Nil	Nil	Nil	\$3598	\$2783
Land relating to a state-controlled road	7.1.8	Nil	Nil	Nil	\$3598	\$2783
Major hazard facilities	7.2.08	Nil	Nil	Nil	\$3598	\$696 \$5567
Environmentally relevant activities (DEHP)	7.2.1	\$590.26	\$7158	\$2290 \$4580 \$18 320	\$3598	\$1392 \$2783 \$11 133
Environmentally relevant activities (DAFF)	7.2.1	\$590.26	\$7158	\$4580	\$3598	\$2783
Taking or interfering with water	7.2.10	\$113.64	\$7158	\$2290	\$3598	\$1392
Particular dams	7.2.11	Nil	Nil	Nil	\$3598	\$2783 \$5567 \$11 133
Removal of quarry material in a watercourse or lake	7.2.12	\$113.64	\$7158	\$4580	\$3598	\$2783
Tidal works or work with a coastal management district	7.2.13	Nil– \$27 770.45	\$7158	\$1145 \$4580 \$9160	\$3598	\$696 \$2783 \$5567
Tidal works or work with a coastal management district	7.2.14	\$14.39 per metre/ \$689.88– \$20 827.82	\$7158	\$9160 \$18320	\$3598	\$5567 \$11 133
Tidal works or work with a coastal management district	7.2.15	Nil	Nil	Nil	\$3598	\$1392 \$11 133
Development on Queensland	7.2.19	Nil	Nil	Nil	\$3598	Nil

Trigger name	Trigger	Base case (2014–15)	Option 1	Option 2	Option 3	Option 4
heritage place						\$5567
Land relating to a state-controlled road	7.2.2	Nil	Nil	Nil	\$3598	\$1392 \$2783 \$5567
Contaminated land	7.2.22	Nil	Nil	Nil	\$3598	\$1392 \$2783
Contaminated land	7.2.23	Nil	Nil	Nil	\$3598	\$1392 \$2783
Works or other development in or adjoining a fish habitat area	7.2.25	\$681.60– \$2099.39	\$7158	\$2290 \$4580 \$18 320	\$3598	\$1392 \$2783 \$11 133
Works or other development in or adjoining a fish habitat area	7.2.26	\$681.60– \$2099.39	\$7158	\$2290 \$4580 \$18 320	\$3598	\$1392 \$2783 \$11 133
Works or other development in or adjoining a fish habitat area	7.2.27	\$681.60– \$2099.39	\$7158	\$2290 \$9160 \$18 320	\$3598	\$1392 \$5567 \$11 133
Certain aquaculture	7.2.28	\$681.60– \$4023.98	\$7158	\$4580 \$9160 \$18 320	\$3598	\$2783 \$5567 \$11 133
Constructing or raising waterway barrier works	7.2.29	\$681.60– \$20 467.33	\$7158	\$4580 \$9160 \$18 320	\$3598	\$2783 \$5567 \$11 133
Land relating to a state-controlled road	7.2.3	Nil	Nil	Nil	\$3598	\$2783
Removal, destruction or damage of marine plants	7.2.30	\$681.60– \$20 467.33	\$7158	\$4580 \$9160 \$18 320	\$3598	\$2783 \$5567 \$11 133
Removal, destruction or damage of marine plants	7.2.31	\$681.60– \$20 467.33	\$7158	\$4580 \$9160 \$18 320	\$3598	\$2783 \$5567 \$11 133
Removal, destruction or damage of marine plants	7.2.32	\$681.60– \$20 467.33	\$7158	\$4580 \$9160 \$18 320	\$3598	\$2783 \$5567 \$11 133

Trigger name	Trigger	Base case (2014–15)	Option 1	Option 2	Option 3	Option 4
Public passenger transport	7.2.33	Nil	Nil	Nil	\$3598	\$1392
Railways	7.2.34	Nil	Nil	Nil	\$3598	\$1392
						\$2783
State-controlled road transport tunnel	7.2.34A	Nil	Nil	Nil	\$3598	\$5567
Regional plans	7.2.39	Nil	Nil	Nil	\$3598	\$1392
Vegetation clearing	7.2.4	\$391.64– \$5914.25	\$7158	\$9160	\$3598	\$5567
Certain agricultural or animal husbandry activities in a wild river area	7.2.41	Nil	Nil	Nil	\$3598	\$2783
Certain agricultural or animal husbandry activities in a wild river area	7.2.42	Nil	Nil	Nil	\$3598	\$2783
Land in or near a wetland	7.2.43A	\$295.65– \$5742.85	\$7158	\$4580	\$3598	\$2783
Land in or near a wetland	7.2.43B	\$295.65– \$5742.85	\$7158	\$4580	\$3598	\$2783
Vegetation clearing	7.2.5	\$391.64– \$5914.25	\$7158	Nil \$4580 \$9160 \$18 320	\$3598	Nil \$2783 \$5567 \$11 133
Taking or interfering with water	7.2.9	\$113.64	\$7158	\$1145 \$9160	\$3598	\$696 \$5567
Land relating to a state-controlled road	7.3.1	Nil	Nil	Nil	\$3598	\$1392 \$2783 \$5567
Vegetation clearing	7.3.10	\$391.64– \$5914.25	\$7158	\$9160	\$3598	\$5567
Contaminated land	7.3.11	Nil	Nil	Nil	\$3598	\$1392

Trigger name	Trigger	Base case (2014–15)	Option 1	Option 2	Option 3	Option 4
Regional plans	7.3.12	Nil	Nil	Nil	\$3598	\$1392
Public passenger transport	7.3.14	Nil	Nil	Nil	\$3598	\$1392
						\$2783
Railways	7.3.15A	Nil	Nil	Nil	\$3598	\$1392
						\$2783
Railways	7.3.15B	Nil	Nil	Nil	\$3598	\$2783
State-controlled road transport tunnel	7.3.15C	Nil	Nil	Nil	\$3598	\$5567
Land relating to a state-controlled road	7.3.1A	Nil	Nil	Nil	\$3598	\$2783
Development impacting on state transport infrastructure	7.3.2	Nil	Nil	Nil	\$3598	\$5567
Land in or near a wetland	7.3.21A	\$295.65– \$5742.85	\$7158	\$4580	\$3598	\$2783
Removal, destruction or damage of marine plants	7.3.25	\$681.60– \$20 467.33	\$7158	\$4580 \$9160 \$18 320	\$3598	\$2783 \$5567 \$11 133
Particular development on SCL or potential SCL	7.3.27	\$553.83	\$7158	\$4580 \$9160	\$3598	\$2783 \$5567
Particular development on SCL or potential SCL	7.3.28	\$553.83– \$30 216.05	\$7158	\$4580	\$3598	\$2783
Particular development on SCL or potential SCL	7.3.29	\$51 280.11	\$7158	\$18 320	\$3598	\$11 133
Tidal works or work with a coastal management district	7.3.5	\$2078.18– \$20 827.82	\$7158	\$4580	\$3598	\$2783
Land designated for community infrastructure	7.3.6	Nil	Nil	Nil	\$3598	\$2783

Trigger name	Trigger	Base case (2014–15)	Option 1	Option 2	Option 3	Option 4
High risk levees	NEW	Nil	Nil	Nil	\$3598	\$11 133

## Analysis of options

This section presents an analysis of each of the four options against the ‘base case’, escalated to 2014–15, in the following frameworks:

- summary of options and characteristics
- assessment of options against cost recovery objective
- assessment of options against SARA fees guiding principles
- assessment of stakeholder impacts
- assessment of cumulative regulatory burden
- assessment of restrictions on competition.

**Table 14 Summary of options and characteristics**

Summary of characteristics	Base case—schedule 7A fees (escalated by 3.5% for 2014–15)	Option 1	Option 2	Option 3	Option 4
<b>Fee methodology</b>	No consistent methodology	Flat fee over existing charged triggers	Weighted fee over existing charged triggers	Flat fee over all triggers	Weighted fee over all triggers
<b>Trigger breakdown</b>	Inconsistent methodology applied. Breakdown over range of criteria up to 16 categories within triggers	No breakdown— flat fee applied to triggers	Breakdown of triggers by SAU category permitted.	No breakdown – flat fee applied to trigger	Breakdown of triggers by SAU category permitted. Consistent approach—all triggers offered the opportunity to split fees across categories.
<b>Fee to lodge or refer a development application</b>	Nil to \$30 216.05	Nil or \$7158	Nil or \$1145–\$18,320	\$3598	\$696 to \$11 133
<b>Pre-lodgment meeting</b>	No charge	No charge	No charge	No charge	No charge
<b>Early referral response</b>	100% of applicable fee per trigger	100% of applicable fee per trigger	100% of the applicable fee per trigger	100% of applicable fee per trigger	100% of the applicable fee per trigger

Summary of characteristics	Base case—schedule 7A fees (escalated by 3.5% for 2014–15)	Option 1	Option 2	Option 3	Option 4
<b>Change a development approval</b>	<p>Limited ability to charge over some triggers.</p> <p>Development for an environmentally relevant activity (\$295.65); or</p> <p>operational work that is high impact earthworks in a wetland protection area (\$295.65); or</p> <p>a material change of use of premises for aquaculture (\$524.33); or</p> <p>operational work for fisheries development, other than for aquaculture (\$524.33); or</p> <p>a combination of the above (\$819.98).</p> <p>No fee applies to</p>	25% of the total fee applicable at the time which the application to change the development approval is made.	25% of the total fee applicable at the time which the application to change the development approval is made.	25% of the total fee applicable at the time which the application to change the development approval is made.	25% of the total fee applicable at the time which the application to change the development approval is made.

Summary of characteristics	Base case—schedule 7A fees (escalated by 3.5% for 2014–15)	Option 1	Option 2	Option 3	Option 4
	other triggers.				
<b>Cancel a development approval</b>	No fee	No fee	No fee	No fee	No fee
<b>Extend a development approval</b>	Limited ability to charge over some triggers.  A fee of \$295.65 applies for extending a development approval is mentioned in section 21C(2)(a) or (b) of the SP Regulation.  No fee applies to other triggers.	25% fee of the flat fee of \$7158 = \$1789	25% fee = \$1145	25% fee of the flat fee of \$3598 = \$900	25% fee = \$696
<b>Fee concessions</b>	None	50% for religious, charitable and sporting organisations			

Summary of characteristics	Base case—schedule 7A fees (escalated by 3.5% for 2014–15)	Option 1	Option 2	Option 3	Option 4
<b>Refunded amount if application withdrawn (% of total application fee)</b>	None	Application stage—75% Information and referral stage—50% Notification stage—25% Decision stage (before decision)—0%	Application stage—75% Information and referral stage—50% Notification stage—25% Decision stage (before decision)—0%	Application stage—75% Information and referral stage—50% Notification stage—25% Decision stage (before decision)—0%	Application stage—75% Information and referral stage—50% Notification stage—25% Decision stage (before decision)—0%

**Table 15 Assessment of options against cost recovery objective**

Outcome	Base case— schedule 7A fees (escalated by 3.5% for 2014–15)	Option 1	Option 2	Option 3	Option 4
<b>Meets the cost recovery objective of \$25.3 million for 2014–15</b>	The base case option is estimated to provide \$2.6 million in revenue.  This will not meet the cost recovery objective of \$25.3 million and will leave a revenue shortfall of	This option will meet the cost recovery objective of \$25.3 million.  This amount has been determined to constitute full cost recovery in line with advice provided by	This option will meet the cost recovery objective of \$25.3 million.  This amount has been determined to constitute full cost recovery in line with advice provided by	This option will meet the cost recovery objective of \$25.3 million.  This amount has been determined to constitute full cost recovery in line with advice provided by	This option will meet the cost recovery objective of \$25.3 million.  This amount has been determined to constitute full cost recovery in line with advice provided by

Outcome	Base case— schedule 7A fees (escalated by 3.5% for 2014–15)	Option 1	Option 2	Option 3	Option 4
	<p>\$22.7 million.</p> <p>This does not accord with the advice provided by <i>Principles of fees and charges</i> which states that 'there is an expectation that a fee or charge will be full cost recovery unless the government has made a deliberate decision otherwise'(p3).</p> <p>It also does not accord with advice received by QTT.</p>	<p>QTT and with <i>Principles of fees and charges</i> which states that 'there is an expectation that a fee or charge will be full cost recovery unless the government has made a deliberate decision otherwise' (p3).</p>	<p>QTT and with <i>Principles of fees and charges</i> which states that 'there is an expectation that a fee or charge will be full cost recovery unless the government has made a deliberate decision otherwise'(p3).</p>	<p>QTT and with <i>Principles of fees and charges</i> which states that 'there is an expectation that a fee or charge will be full cost recovery unless the government has made a deliberate decision otherwise' (p3).</p>	<p>QTT and with <i>Principles of fees and charges</i> which states that 'there is an expectation that a fee or charge will be full cost recovery unless the government has made a deliberate decision otherwise' (p3).</p>
<b>Minimises the risk of under or over recovery for the state government</b>	<p>There is a greater risk of over or under recovery of costs using this option as the fees are apportioned over 33 triggers and 3539</p>	<p>There is a greater risk of over or under recovery of costs using this option as the fees are apportioned over 33 triggers and 3539</p>	<p>There is a greater risk of over or under recovery of costs using this option as the fees are apportioned over 33 triggers and 3539</p>	<p>The risk of over or under recovery is lessened through apportioning of fees over all triggers. However as there is only a flat fee, this</p>	<p>The risk of over or under recovery is lessened through apportioning of fees over all triggers.</p>

Outcome	Base case— schedule 7A fees (escalated by 3.5% for 2014–15)	Option 1	Option 2	Option 3	Option 4
	trigger assessments.	trigger assessments. Further, as this is a flat fee, it increases the risk of over or under recovering.	trigger assessments.	has the potential effect of increasing the risk of over or under recovering.	
<b>Impact on applicant affordability</b>	<p>The fees are apportioned over 33 of the 70 triggers (50% of trigger assessments).</p> <p>This means that some triggers attract a Nil charge, while others attract a charge.</p> <p>Applicant affordability under the current fee schedule is variable and ranges from Nil fee for 50% of assessments to a range of \$113.64 to \$30 216.05 for 50% assessments.</p>	<p>The fees are apportioned over 33 of the 70 triggers (50% of trigger assessments).</p> <p>This means that some triggers attract a Nil charge, while others attract a charge. This is the same as the existing base case.</p> <p>Under this option, fees are either Nil or \$7158. This is a large difference in fees and there is no underlying methodology to explain the</p>	<p>The fees are apportioned over 33 of the 70 triggers (50% of trigger assessments).</p> <p>This means that some triggers attract a Nil charge, while others attract a charge. This is the same as the existing base case.</p> <p>Under this option, the fee range for triggers which will attract a charge is \$1145 to \$18 320.</p> <p>The highest charge under this option is lower than the</p>	<p>The fees are apportioned over all 70 triggers (100% of trigger assessments).</p> <p>This provides a wider trigger base on which the cost recovery objective is apportioned and the fee is charged.</p> <p>This lowers the burden of fees to be paid on some applications, though increases the fees from Nil on others.</p> <p>Overall, the resultant flat fee is</p>	<p>The fees are apportioned over all 70 triggers (100% of trigger assessments).</p> <p>This provides a wider trigger base on which the cost recovery objective is apportioned and the fee is charged.</p> <p>This lowers the burden of fees to be paid on some applications, though increases the fees from Nil on others.</p> <p>Under this option, the fee range for all triggers is from</p>

Outcome	Base case— schedule 7A fees (escalated by 3.5% for 2014–15)	Option 1	Option 2	Option 3	Option 4
	Trigger breakdown does assist in applicant affordability, however it is inconsistently applied and there are a high number of categories which are confusing for applicants.	<p>significant difference in applicant affordability between these two options.</p> <p>In applying a flat fee, this option does not allow for the scale or complexity of the development to be taken into consideration through trigger breakdown. This increases the potential for adverse impacts on applicant affordability.</p>	<p>highest charge under the base case.</p> <p>Applicant affordability is addressed through the weighting methodology which has developed a fee range and apportioned applications according to the time to assess the trigger. The intention of this weighting is to ensure that the fee per trigger is proportionate to the scale of the development. This should mean that applicants with smaller development proposals should pay lower fees than applicants with</p>	<p>\$3598.</p> <p>In applying a flat fee, this option does not allow for the scale or complexity of the development to be taken into consideration through trigger breakdown. This increases the potential for adverse impacts on applicant affordability.</p>	<p>\$696 to \$11 133.</p> <p>The highest charge under this option is significantly lower than the highest charge under the base case.</p> <p>Applicant affordability is further addressed through the weighted methodology which has developed a fee range and apportioned applications according to the time to assess the trigger. The intention of this weighting is to ensure that the fee per trigger is proportionate to the scale of the</p>

Outcome	Base case— schedule 7A fees (escalated by 3.5% for 2014–15)	Option 1	Option 2	Option 3	Option 4
			larger development proposals.		development. This should mean that applicants with smaller development proposals should pay lower fees than applicants with larger development proposals.

Outcome	Base case— schedule 7A fees (escalated by 3.5% for 2014–15)	Option 1	Option 2	Option 3	Option 4
<b>Impact on fairness across applications/urban and regional development</b>	<p>The existing fee schedule does not fairly distribute the fees across the applicable triggers as only 33 of the 70 triggers attract a charge.</p> <p>Trigger breakdown does apportion the applicant cost with the type of development proposal, however it is inconsistently applied and there are a high number of categories within some triggers which are confusing for applicants and administration.</p> <p>The triggers which currently attract a charge are those which are more likely to occur outside of urban areas/ brownfield sites.</p> <p>For this reason, it is proposed that the</p>	<p>This option does not fairly distribute the fees across all triggers.</p> <p>The triggers which currently attract a charge are those which are more likely to occur outside of urban areas/ brownfield sites.</p> <p>For this reason, it is proposed that the current fee schedule does not fairly distribute fees across urban and regional developments.</p> <p>By introducing a flat fee and increasing the fees for only those triggers which currently attract a charge under Schedule 7A, this would exaggerate an already inequitable development fee schedule.</p>	<p>This option does not fairly distribute the fees across all triggers.</p> <p>The triggers which currently attract a charge are those which are more likely to occur outside of urban areas/ brownfield sites.</p> <p>For this reason, it is proposed that the current fee schedule does not fairly distribute fees across urban and regional developments.</p> <p>However, this option includes trigger breakdown to better reflect fairness across the fees per trigger.</p>	<p>This option fairly distributes a fee across all applicable triggers. This is considered a fair methodology.</p> <p>However, this option does not incorporate trigger breakdown and in applying a flat fee to each trigger and this decreases the fairness of the option across all applications.</p> <p>Therefore, this option is less fair than a weighted methodology.</p> <p>There is equity in charging across urban and regional areas.</p>	<p>This option fairly distributes a fee across all applicable triggers. This is considered a fairer methodology than the base case.</p> <p>This option then apportions the fee payable per trigger by the weighted methodology. This is considered to be the fairest option as it represents a 'user pays' methodology to determine the fees.</p> <p>This option also includes trigger breakdown to better reflect fairness across the fees charged per trigger.</p> <p>There is equity in charging across urban and regional areas.</p>

**Table 16 Assessment of options against SARA fees guiding principles**

Assessment criteria	Base case—schedule 7A fees (escalated by 3.5% for 2014–15)	Option 1	Option 2	Option 3	Option 4
<b>Clarity of purpose —clear and consistent decision of government</b>	<p>The base case does not reflect a cost recovery decision of government.</p> <p>No clear decision of whole of government for construction of fee schedule as it was a composite of fees from other regulations pre-SARA.</p> <p>Different methodologies with different goals and aims and have been developed by each department over time.</p> <p>The methodologies are based on value of completed works,</p>	<p>This option clearly communicates the government’s cost recovery objective.</p> <p>However, some of the clarity and purpose of the fee review is lost through retention of the limited trigger base for charging.</p>	<p>This option clearly communicates the government’s cost recovery objective.</p> <p>However, some of the clarity and purpose of the fee review is lost through retention of the limited trigger base for charging.</p>	<p>This option clearly communicates the government’s cost recovery objective.</p> <p>This option would communicate the purpose clearly, and through the overhaul of the whole fee per trigger system, it sends a clear decision of government that the fee review is directed at cost recovery across the whole of the development assessment function.</p>	<p>This option clearly communicates the government’s cost recovery objective.</p> <p>This option would communicate the purpose clearly, and through the overhaul of the whole fee per trigger system, it sends a clear decision of government that the fee review is directed at cost recovery across the whole of the development assessment function.</p>

Assessment criteria	Base case—schedule 7A fees (escalated by 3.5% for 2014–15)	Option 1	Option 2	Option 3	Option 4
	number of lots, number of referral agencies, impact of development.				
<b>Transparent—explicit cost basis</b>	<p>The base case is neither transparent nor explicit in communicating the cost basis for the current fee schedule.</p> <p>There is no clear messaging to explain why some departments recover fees while others do not, or how the fees were derived.</p>	This option would clearly communicate the cost basis and cost recovery objective of the government, and how the fee schedule has been derived.	This option would clearly communicate the cost basis and cost recovery objective of the government, and how the fee schedule has been derived.	This option would clearly communicate the cost basis and cost recovery objective of the government, and how the fee schedule has been derived.	This option would clearly communicate the cost basis and cost recovery objective of the government, and how the fee schedule has been derived.
<b>Efficient collection of revenue</b>	This option does not meet the cost recovery objective and does not efficiently collect revenue as only 50% of trigger assessments require	This option would meet the cost recovery objective however it does not efficiently collect revenue as only 50% of trigger assessments require	This option would meet the cost recovery objective however it does not efficiently collect revenue as only 50% of trigger assessments require	This option provides a direct correlation between the revenue raised from development assessment fees the cost to the technical agency assessing the	This option provides a direct correlation between the revenue raised from development assessment fees the cost to the technical agency assessing the

Assessment criteria	Base case—schedule 7A fees (escalated by 3.5% for 2014–15)	Option 1	Option 2	Option 3	Option 4
	<p>a fee to be paid.</p> <p>Under the current fee schedule, no revenue is attributable to three of the technical agencies as there are no fees for these triggers.</p> <p>There is therefore no accountability between the costs of providing the service and the fee received by an agency.</p>	<p>a fee to be paid.</p> <p>Under this option, no revenue is payable to three of the technical agencies as there are no fees for these triggers.</p> <p>There is therefore no accountability between the costs of providing the service and the fee received by an agency.</p>	<p>a fee to be paid.</p> <p>Under this option, no revenue is payable to three of the technical agencies as there are no fees for these triggers.</p> <p>There is therefore no accountability between the costs of providing the service and the fee received by an agency.</p>	<p>trigger. This provides the opportunity to better account for costs against revenue collected and to drive future efficiencies across the development assessment system.</p> <p>This methodology also provides a fee per trigger basis which would be more adaptable to further changes to triggers or technical agency jurisdiction.</p>	<p>trigger. This provides the opportunity to better account for costs against revenue collected and to drive future efficiencies across the development assessment system.</p> <p>This methodology also provides a fee per trigger basis which would be more adaptable to further changes to triggers or technical agency jurisdiction.</p>
<b>Simple for applicants and administration</b>	<p>There is currently no correlation between Schedules 6 and 7 which sets out the triggers and Schedule 7A which sets the fees.</p>	<p>Flat fee is easy to administer for applicants and development assessment officers, and does not require additional analysis to determine a fee</p>	<p>Weighted fee is easy to administer for applicants and development assessment officers.</p> <p>The trigger breakdown requires</p>	<p>Flat fee is easy to administer for applicants and development assessment officers, and does not require additional analysis to determine a fee</p>	<p>Weighted fee is easy to administer for applicants and development assessment officers and direct correlation could be made between Schedules 6</p>

Assessment criteria	Base case—schedule 7A fees (escalated by 3.5% for 2014–15)	Option 1	Option 2	Option 3	Option 4
	<p>It is therefore difficult for applicants and administrators to determine the correct fee payable.</p> <p>This results in loss of time for applicants and in increased processing time (and costs) for SARA administration.</p>	<p>based on development characteristics.</p> <p>A new schedule can be made which sets out which triggers attract a Nil fee. This would assist in reducing applicant and administrator time.</p> <p>A flat fee is easy to review and to adjust to balance cost recovery and applicant affordability.</p>	<p>more work to determine the correct fee than a flat fee. However, the proposed trigger breakdown is limited to no more than three categories per trigger and business rules have been drafted to reduce instances where further interpretation may be required.</p> <p>A new schedule can be made which sets out which triggers attract a Nil fee. This would assist in reducing applicant and administrator time.</p>	<p>based on development characteristics.</p> <p>As the flat fee is applicable to all triggers, the schedule would be easy to interpret and administer.</p> <p>A new schedule can be made which sets out the flat fee per trigger. This would assist in reducing applicant and administrator time.</p> <p>A flat fee is easy to review and to adjust to balance cost recovery and applicant affordability</p>	<p>and 7 and Schedule 7A.</p> <p>The trigger breakdown requires more work to determine the correct fee than a flat fee. However, the proposed trigger breakdown is limited to no more than three categories per trigger and has been drafted to reduce instances where further interpretation may be required.</p> <p>A new schedule can be made which sets out the fees per trigger including the trigger breakdown. This would assist in reducing applicant and administrator time.</p>

Assessment criteria	Base case—schedule 7A fees (escalated by 3.5% for 2014–15)	Option 1	Option 2	Option 3	Option 4
<b>Reflecting the assessment task—minimising cross-subsidisation</b>	<p>The existing fee schedule has a high degree of cross-subsidisation which is discouraged by the <i>Principles for fees and charges</i>.</p> <p>The existing fee schedule was compiled from other regulatory instruments and inserted into the SP Regulation. As a result, there is no consistent methodology which underpins why a fee is charged for a particular trigger, or how much the fee per trigger is.</p> <p>In the base case scenario, the cost of the state assessing a trigger is born by only</p>	<p>This option has a very high degree of cross-subsidisation, which is discouraged by the <i>Principles for fees and charges</i>.</p> <p>This cross-subsidisation is both within the triggers which attract a fee as there is no trigger breakdown to distinguish small developments from large developments, and also across the triggers which do not attract a fee.</p>	<p>This option has a high degree of cross-subsidisation, which is discouraged by the <i>Principles for fees and charges</i>.</p> <p>This cross-subsidisation is across the triggers which do not attract a fee.</p> <p>However, as this is a weighted methodology and trigger breakdown is applied, this minimises the cross-subsidisation that occurs within the triggers which attract a fee.</p>	<p>This option has a high degree of cross-subsidisation, which is discouraged by the <i>Principles for fees and charges</i>.</p> <p>This cross-subsidisation occurs as no trigger breakdown is applied to distinguish small developments from large developments.</p> <p>However, this option has less cross-subsidisation than the base case as a fee per trigger is applied across all triggers.</p>	<p>This option has a low degree of cross-subsidisation as it applies a fee per trigger across all triggers, and these triggers are weighted according to assessment time and complexity. Cross-subsidisation is further minimised by the inclusion of trigger breakdown which aims to distinguish between small developments and large developments and assign a fee accordingly.</p>

Assessment criteria	Base case—schedule 7A fees (escalated by 3.5% for 2014–15)	Option 1	Option 2	Option 3	Option 4
	<p>those applicants which trigger a fee-payable trigger. These applicants cross-subsidise the remaining applicants where the trigger attracts a Nil fee.</p> <p>This means that 50% of the trigger assessments are subsidising the remaining 50%.</p> <p>This is partially offset by the trigger breakdown which minimises cross-subsidisation within those triggers which attract a fee.</p>				
<b>Consistent—methodology across all triggers</b>	The base case does not have a consistent fee methodology as there is no consistent application of fees	This option does not have a consistent fee methodology as it applies a fee to only those triggers which	This option does not have a consistent fee methodology as it applies a fee to only those triggers which	This option has a consistent methodology which applies a flat fee across all triggers.	This option has a consistent methodology which applies a weighted fee across all

Assessment criteria	Base case—schedule 7A fees (escalated by 3.5% for 2014–15)	Option 1	Option 2	Option 3	Option 4
	<p>across the 70 triggers.</p> <p>40 of the 70 triggers have no fee, though this is not explicitly stated in Schedule 7A.</p> <p>Further, there is no consistency of the level of trigger breakdown within the triggers which attract a fee in Schedule 7A.</p>	<p>currently attract a fee.</p> <p>However, the flat fee across the remaining triggers is consistently applied using a single methodology.</p> <p>Although there is no trigger breakdown, its absence is consistently applied.</p>	<p>currently attract a fee.</p> <p>The weighted fee across the remaining triggers has been determined using a consistent methodology.</p> <p>The trigger breakdown has been consistently applied to those triggers which attract a fee.</p>	<p>Although there is no trigger breakdown, its absence is consistently applied.</p>	<p>triggers.</p> <p>The trigger breakdown has been consistently applied to those triggers which attract a fee.</p>

**Table 17 Assessment of stakeholder impacts**

Stakeholder	Base case—schedule 7A fees (escalated by 3.5% for 2014-15)	Option 1	Option 2	Option 3	Option 4
<b>Impact on development industry and applicants</b>	<p>The base case is familiar to the development industry. However, the lack of clarity in the current Schedule 7A means that there are often queries regarding the correct fee payable. This can be a time consuming process for applicants and administration.</p> <p>As the majority of fees are for development in rural/greenfield areas rather than urban/brownfield areas, this may benefit some developers over others.</p>	<p>The introduction of a flat fee would be easy to interpret for the development industry. However, as this option continues to apportion fees over only 33 of the 70 triggers, the resultant flat fee for the 33 triggers is higher than it would be otherwise.</p> <p>The high level of cross-subsidisation which arises from the flat fee per trigger applied over only those triggers which currently attract a charge may unfairly favour some developers over</p>	<p>The weighted fee over 33 triggers would be easy to administer, however the resultant fee schedule is higher than if the fees were administered over the full 70 triggers.</p> <p>The lower cross-subsidisation which comes with this option is offset by the minor increase in complexity of including trigger breakdown as a feature of this option.</p> <p>The new schedule of fees would be easily cross-checked with the triggers in Schedules 6 and 7</p>	<p>The introduction of a flat fee would be easy to interpret for the development industry. As the fee is apportioned over all 70 triggers, this reduces the fee per trigger assessment.</p> <p>The high level of cross-subsidisation which arises from the flat fee per trigger may unfairly favour some developers over others.</p> <p>The new schedule of fees would be easily cross-checked with the triggers in Schedules 6 and 7.</p>	<p>The weighted fee over all 70 triggers would be easy to administer, and provides a lower overall fee schedule than the options over only 33 triggers.</p> <p>The low cross-subsidisation which comes with this option is offset by a minor increase in complexity from including trigger breakdown as a feature of this option.</p> <p>The new schedule of fees would be easily cross-checked with the triggers in Schedules 6 and 7.</p>

Stakeholder	Base case—schedule 7A fees (escalated by 3.5% for 2014-15)	Option 1	Option 2	Option 3	Option 4
		others.  The new schedule of fees would be easily cross-checked with the triggers in Schedules 6 and 7.			
<b>Impact on community</b>	<p>The base case represents a very low level of cost recovery and results in a revenue shortfall of \$22.7 million.</p> <p>The base case does not represent a consistent 'user pays' methodology.</p> <p>As a result, a large taxpayer burden accompanies the base case scenario.</p>	There are no impacts of this option on the community as it would meet the cost recovery objective to recover the cost of providing a 'user pays' development assessment service.	There are no impacts of this option on the community as it would meet the cost recovery objective to recover the cost of providing a 'user pays' development assessment service.	There are no impacts of this option on the community as it would meet the cost recovery objective to recover the cost of providing a 'user pays' development assessment service.	There are no impacts of this option on the community as it would meet the cost recovery objective to recover the cost of providing a 'user pays' development assessment service.
<b>Impact on state government</b>	The base case provides revenue of \$2.6 million per annum. The revenue	This option would meet the cost recovery objective	This option would meet the cost recovery objective	This option would meet the cost recovery objective	This option would meet the cost recovery objective

Stakeholder	Base case—schedule 7A fees (escalated by 3.5% for 2014-15)	Option 1	Option 2	Option 3	Option 4
	<p>of \$2.6 million does not meet the cost recovery objective.</p> <p>Maintaining the base case would mean no additional costs to IT system and no new staff training costs.</p> <p>However, the disparate methodologies which derived the current base case cannot be escalated to meet the cost recovery objective without an overhaul of the current system.</p> <p>The revenue which is collected for development assessment per trigger does not reflect the technical agency who has undertaken the work</p>	<p>set by government.</p> <p>Achieving a higher cost recovery objective will provide for funding of the development assessment process in a way which is sustainable and which provides for long term stability in the state government.</p> <p>However, the revenue which is collected for development assessment per trigger does not reflect the technical agency who has undertaken the work as the fees are inconsistently applied across the triggers.</p> <p>Without this</p>	<p>set by government.</p> <p>Achieving a higher cost recovery objective will provide for funding of the development assessment process in a way which is sustainable and which provides for long term stability in the state government.</p> <p>However, the revenue which is collected for development assessment per trigger does not reflect the technical agency who has undertaken the work as the fees are inconsistently applied across the triggers.</p> <p>Without this</p>	<p>set by government.</p> <p>Achieving a higher cost recovery objective will provide for funding of the development assessment process in a way which is sustainable and which provides for long term stability in the state government.</p> <p>Higher accountability within the technical agencies to the costs and timeframes of completing trigger assessments.</p> <p>Fewer resources would be required to determine the correct fee for a development application.</p>	<p>set by government.</p> <p>Achieving a higher cost recovery objective will provide for funding of the development assessment process in a way which is sustainable and which provides for long term stability in the state government.</p> <p>Ease of updating on an annual basis, with all fees derived from a single 100% SAU fee.</p> <p>Higher accountability within the technical agencies to the costs and timeframes of completing trigger assessments.</p> <p>Flexibility within the</p>

Stakeholder	Base case—schedule 7A fees (escalated by 3.5% for 2014-15)	Option 1	Option 2	Option 3	Option 4
	<p>as the fees are inconsistently applied across the triggers.</p> <p>Without this correlation, it is less easy to drive efficiencies across the development assessment process.</p> <p>It is difficult to determine the correct fee per application. This requires time and resources to investigate each query to ensure the correct fee is calculated and applied.</p>	<p>correlation, it is less easy to drive efficiencies across the development assessment process.</p> <p>Fewer resources would be required to determine the correct fee for a development application.</p> <p>Additional IT expenditure will be required to accommodate the flat fee.</p> <p>Minimal staff training costs—can be undertaken electronically.</p>	<p>correlation, it is less easy to drive efficiencies across the development assessment process.</p> <p>Higher accountability within the technical agencies to the costs and timeframes of completing trigger assessments due to the trigger weighting. However, some of this benefit is lost as only half of the trigger assessments will attract a fee.</p> <p>Fewer resources would be required to determine the correct fee for a development application, however some input from officers will still be</p>	<p>Additional IT expenditure will be required to accommodate the flat fee and to create the ability to charge a fee for those triggers which attract a ‘Nil’ fee in the base case.</p> <p>Minimal staff training costs—can be undertaken electronically.</p>	<p>model to adjust the weighting and fees, add and subtract triggers and introduce new business rules for trigger breakdown in future reviews of Schedule 7A.</p> <p>Additional IT expenditure to create the ability to charge a fee for those triggers which attract a ‘Nil’ fee in the base case as well as including a component for the new business rules within each trigger.</p> <p>Increased staff training costs to explain the new fees and business rules.</p>

Stakeholder	Base case—schedule 7A fees (escalated by 3.5% for 2014-15)	Option 1	Option 2	Option 3	Option 4
			<p>required to assist with the business rules within triggers.</p> <p>Additional IT expenditure will be required to accommodate the weighted fee, including a component for the new business rules within each trigger.</p> <p>Increased staff training costs to explain the new fees and business rules.</p>		

**Table 18 Assessment of cumulative regulatory burden**

	Base case—schedule 7A fees (escalated by 3.5% for 2014–15)	Option 1	Option 2	Option 3	Option 4
<b>Cumulative regulatory burden</b>	The base case has no cumulative regulatory burden as the provision for charging development assessment fees is already in SPA.	This option would not result in additional regulatory burden as the provision for charging development assessment fees is already in SPA.	This option would not result in additional regulatory burden as the provision for charging development assessment fees is already in SPA.	This option would not result in additional regulatory burden as the provision for charging development assessment fees is already in SPA.	This option would not result in additional regulatory burden as the provision for charging development assessment fees is already in SPA.

**Table 19 Assessment of restrictions on competition**

Stakeholder	Base case—schedule 7A fees (escalated by 3.5% for 2014-15)	Option 1	Option 2	Option 3	Option 4
<b>Assessment of restrictions on competition</b>	The base case has no impact or restrictions on competition.	No impact or restrictions on competition.			

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## 5. Consultation

### State government consultation

A presentation to the chief financial officers of the technical agencies by DSDIP was held on 14 June 2013. Consultation with representatives of the technical agencies has been ongoing since this time. The technical agencies have:

- confirmed the triggers to be carried forward into 2014–15 and their current fee per trigger in Schedule 7A of the SP Regulation
- provided the number of trigger assessments for 2012–13
- provided the 2012–13 cost and revenue data to determine the cost of providing development assessment services, and the current level of cost recovery
- allocated each trigger to an SAU category under the weighted methodology, and determined which triggers should be afforded split fees and flat fees
- provided the average number of hours of SAU by trigger to determine an average trigger assessment timeframe across government of 36 hours
- developed business rules for the trigger breakdown where a split fee per trigger is proposed under the weighted methodology.

DSDIP met with QTT in July 2013 and September 2013 to provide updates on the fee review and to seek advice on the preferred level of cost recovery for the fee review. Advice received in these meetings is communicated in Chapter 1 of this RIS.

### Stakeholder identification

The following stakeholders have been identified for this RIS:

- development industry and planning consultants, with experience in the current charging framework
- peak bodies, including the Property Council of Australia, Urban Development Institute of Australia (UDIA), Local Government Association of Queensland (LGAQ), Planning Institute of Australia (PIA) and the South East Queensland Council of Mayors
- individual applicants and landowners who will prepare and lodge their own development applications
- the wider community/ general public, which fund the balance of costs of the state's development assessment role that is not recovered through fees
- the state government, including DSDIP (SARA) and the technical agencies.

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## Proposed consultation

To date, the department has engaged in informal consultation on the proposed RIS with industry bodies.

Formal consultation with stakeholders will commence with the release of this RIS. A communications strategy will identify the stakeholders, key messages and the method of communication.

## 6. Preferred option

### Rating of options to determine preferred option

Following an analysis of the four options against the base case in Chapter 5, each of the options has been provided with a traffic light model rating according to the key in table below. A summary of the options, assessment criteria and traffic light model rating is provided below to determine the preferred option.

**Table 20 Key to traffic light model rating**

Description of rating	Traffic light model rating	Numerical weighting
Does not meet the desired outcome and/or has a negative impact on stakeholders		1
Meets some aspects of the desired outcome however has a neutral or mixed impact on stakeholders		2
Meets or exceeds the required the desired outcome and/or has a positive impact on stakeholders		3

**Table 21 Summary of options analysis (traffic light rating model)**

Assessment criteria	Base case	Option 1	Option 2	Option 3	Option 4
Meets the cost recovery objective for 2014–15					
Minimises the risk of under or over recovery					
Applicant affordability					
Fairness across applications/ urban and regional areas					
Clarity of purpose—clear and consistent decision of government					

Assessment criteria	Base case	Option 1	Option 2	Option 3	Option 4
Transparent—explicit cost basis					
Efficient collection of revenue					
Simple for applicants and administration					
Reflecting the assessment task – minimising cross-subsidisation					
Consistent – methodology across all triggers					
Impact on development industry and applicants					
Impact on community					
Impact on state government					
Cumulative regulatory burden					
Restrictions on competition					
<b>Cumulative numerical weighting</b>	<b>24</b>	<b>31</b>	<b>33</b>	<b>38</b>	<b>43</b>

As can be seen above, the option which best meets or exceeds the desired outcomes of the fee review and/ or has a positive impact on stakeholders is **option 4**.

To recap, the fee range for option 4 are set out below.

**Table 22 Percentage of SAU and fee range for option 4**

% SAU and corresponding fee				
25%	50%	100%	200%	400%
\$696	\$1392	\$2783	\$5567	\$11,133

The fees per trigger are set out in option 4 in Appendix G.

## Preferred fee schedule for Brisbane core port land

As stated in Chapter 4, the Brisbane core port land fees are proposed to be set to accord with the preferred methodology in this RIS which is the weighted fee over all triggers. As has been discussed previously, the weighted fee has the 100 per cent SAU (\$2783) fee as its basis from which all other fees are derived.

To proposed per cent SAU fees for Brisbane core port land have been set to balance simplicity for applicants and administrators with the full cost recovery objective. Therefore, while the Type B application closely aligns with the 400 per cent fee, the Types A and C applications do not align with the current range of fees offered and have been assigned 300 per cent and 800 per cent SAU respectively.

The Brisbane core port land fees are therefore proposed as follows:

**Table 23 Proposed Brisbane core port land fees and percentage of cost recovery**

Application type	Cost per application in 2014–15	SP Regulation Fee in 2014–15 escalated from 2013–14 (percentage of cost recovery)	Proposed % SAU	Proposed Fee in Schedule 7A for 2014–15	% of cost recovery for 2014–15
A	\$9115	\$5306 (58.2%)	300%	\$8349	91.6%
B	\$13 231	\$7960 (60.2%)	400%	\$11 133	84.1%
C	\$24 131	\$18 492 (76.6%)	800%	\$22 264	92.3%

As can be seen, the proposed fees outlined above represent a higher level of cost recovery than would be achieved if the fees in Schedule 7A in 2013–14 were escalated by 3.5 per cent for 2014–15.

The adoption of the above methodology and fee schedule has the following benefits:

- a higher level of cost recovery is proposed than is currently achieved through the existing fees
- as there are very low numbers of applications for Brisbane core port land where the state is the assessment manager, there is the possibility that the cost estimates may be higher or lower than has been estimated. By setting fees 10-15 per cent below the actual estimated costs, this reduces the chance that the fees would over recover the costs of performing the development assessment task
- the Brisbane core port land fees will align with the methodology used to derive the fees set out in the new Schedule 7A for triggers in Schedules 6 and 7 of the SP Regulation. This accords with the guiding principle to create a fee schedule which is easy for both applicants and administrators to use
- the costs of undertaking development assessment on Brisbane core port land can be escalated through adjustment of the 100 per cent SAU fee.

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## Applicant affordability and potential impact on level of development

When deciding on the appropriate cost recovery objective and during the development of the options presented in this Consultation RIS there was awareness and consideration by government of the impacts on stakeholders. When setting the cost recovery objective (\$25.3 million) it was decided not to charge for the cost of appeals and to take account of the target 25 per cent efficiency cost saving. Applicants will not be expected to cover the extra costs if the government fails to deliver its target efficiency savings.

DSDIP has also proposed a reduced fee of 50 per cent for charitable and not-for-profit organisations conducting development in line with their core business. Further, the commitment to establishing a low risk framework, and other trigger review initiatives which are underway, are all aimed to providing a streamlined and time-efficient and cost-efficient service to applicants in line with the commitments and principles of SARA. A more efficient planning system, supported by a fair and consistent development assessment fee framework, will have flow on effects of reducing approval timeframes, land holding costs, consultancy fees and reducing the need for costly appeals. This provides a further ongoing affordability benefit to development applicants.

The impact on stakeholders was also an important consideration when deciding on the preferred option for distributing the agreed cost recovery objective amongst applicants. By apportioning the cost recovery objective over all of the triggers (currently only around half pay a fee), and by determining which triggers should be apportioned the highest and lowest fees (supported by appropriate business rules), those triggers which are less complicated and which require less time to process are those which are afforded the lowest fee.

Public consultation is an important opportunity for stakeholders to provide further information on the potential impacts of the preferred fee structure on affordability and economic efficiency. Submissions received during public consultation will be considered by DSDIP and will inform the government's final decision.

## Benefits of the preferred fee approach

Option 4 has the following characteristics which make it the government's preferred option:

- It provides a methodology which is easy to apply and which is consistent across the whole of government.
- It presents the lowest range of fees of the two weighted methodology options presented in this RIS, and a highest fee which is substantially lower than the highest base case fee.
- Unlike options 1 and 3, it best represents a 'user pays' methodology which assigns a higher fee to those trigger assessments which require longer timeframes to assess.

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- Unlike options 1 and 2, it minimises the risk of over and under recovery of the cost recovery objective as the methodology is spread over the full range of trigger assessments.
  - It would result in higher accountability within the technical agencies to the costs and timeframes of completing trigger assessments, thereby driving efficiencies across the development assessment process.
  - It allows triggers to be apportioned across up to three categories so that applications can be best matched with an appropriate fee reflecting the workload for the trigger assessment.
  - The resultant schedule of fees (the new Schedule 7A) will be easily correlated with the triggers in Schedule 6 and 7.
  - The fee schedule will be simple to update on an annual basis, with all fees derived from a single 100 per cent SAU fee.
  - It will not result in additional regulatory burden on stakeholders.
  - It will have no impact on competition.

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## 7. Consistency with other policies and regulation

### Competition principles agreement

The competition principles agreement is not applicable to this RIS.

### Fundamental legislative principles

The proposed fee options which are presented in this RIS, and option 4 which is identified as the preferred option, are consistent with the fundamental legislative principles which are contained in section 4 of the *Legislative Standards Act 1994*.

The fundamental legislative principles have been considered in the development of the proposed fee methodologies and in the selection of the preferred option.

It is not intended to create inconsistencies with the rights and liberties of individuals or with the institution of parliament.

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## 8. Implementation, evaluation and compliance support strategy

### Proposed implementation plan

The state government's final preferred option, which will be identified in the Decision RIS, is intended to commence from 1 July 2014.

To achieve this, implementation of the preferred option will commence in early 2014. Implementation will require the following tasks to be undertaken:

- The preparation of an amended Schedule 7A of the SP Regulation, and any other sections within the SP Regulation to accommodate the new fee schedule (e.g. definitions).
- Redefining of the parameters within the MyDAS electronic lodgement system to allow for existing fees to be updated and new fees to be included, where applicable. This will include redefining the trigger breakdown should a weighted option be the preferred option in the Decision RIS.
- Amendment to the financial processing and transaction process for remittance of the fee revenue (less the percentage of the fee retained to cover the costs of SARA) to each of the technical agencies. This may require consultation with the financial management branches of the technical agencies, amendments to bank accounts, revised or new remittance procedures and the establishment of appropriate financial reporting.
- Training of SARA staff in the new fee schedule and its application, including any changes to the process in MyDAS. This may include the development and rollout of online training material, internal workshops, email updates and amendments to standard operating procedures.
- Training of technical agency staff in the new fee schedule and its application. This is likely to be for information purposes only as administration of the fees is undertaken by DSDIP.
- Preparation and undertaking of public notification advising of the amendment to Schedule 7A. This may include the development of external training material for applicants including, but not limited to, updates to the DSDIP website, fact sheets, industry presentations, etc.

### Review of the fees and cost recovery objective

Given that the number of trigger assessments undertaken in any year is not fixed, it is proposed that a full review of the fees and the cost recovery objective will be undertaken after the fee schedule has been in place for five years.

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However, an annual cost and revenue analysis over the financial year should be performed as follows:

- collate the financial costs across SARA and the technical agencies to determine the cost of providing development assessment services for the financial year 2014–15
- collate the revenue data for the financial year and determine the revenue which has been received by SARA and remitted to the technical agency
- analyse the cost and revenue data to determine the level of cost recovery which has been achieved by each agency
- compare the level of cost recovery achieved against the cost recovery objective of \$25.3 million.

In considering the fees for 2015–16 and subsequent years, regard will be given to the following:

- amendments to triggers or trigger thresholds which have occurred throughout 2014–15, which may impact on the number of assessments for a given trigger
- the proposed costs of providing development assessment services for 2015–16 and the proposed revenue based on application numbers received in 2014–15
- whether the revenue is likely to continue to meet the cost recovery objective for 2015–16
- an appropriate indexation method to be applied to the fees e.g. ABS Brisbane All-Groups CPI or other method (to be approved by CBRC).

## Performance indicator

The project will have been successful if the proposed fee schedule delivers the cost recovery objective over the financial year 2014–15.

This will be measured by balancing the cost of providing development assessment services by the fee revenue collected, and comparing the result with the cost recovery objective.

This analysis can be undertaken as a whole-of-government exercise, including both SARA and the technical agencies, or can be undertaken on an agency by agency basis.

# Appendix A—Cost and revenue analysis

**Table 24** Cost and revenue analysis for 2012-13 (Schedules 6 and 7 triggers)

	Revenue (\$)	Total operating revenue (\$)	Employee expenses* (\$)	Supplies and services** (\$)	ICT (\$)	Depreciation (\$)	Contingency (\$)	Other expenses (including appeals) (\$)	Total operating expenses (\$)	Net (surplus)/deficit (\$)	Full-time employees
<b>DTMR</b>	-	-	5 945 000	1 155 000	861 000	338 000	-	2 000 000	10 299 000	10 299 000	61
<b>DEHP</b>	1 085 000	1 085 000	4 417 500	739 500	77 000	-	-	-	5 234 000	4 149 000	29
<b>DNRM</b>	615 000	615 000	3 356 281	242 108	684 328	221 000	-	62 000	4 565 717	3 950 717	32.65
<b>DAFF</b>	720 000	720 000	1 878 853	255 253	26 455	-	-	4661	2 165 222	1 445 222	20.5
<b>NPRSR</b>	-	-	44 200	5600	650	-	1200	12 000	63 650	63 650	0.4
<b>DJAG</b>	-	-	19 200	1900	400	-	-	-	21 500	21 500	0.4
<b>DSDIP (pre-SARA)</b>	-	-	11 187	2988	-	-	-	-	14 175	14 175	0.12
<b>DEWS</b>	-	-	7200	2883	505	-	-	-	10 588	10 588	0.14
<b>Crown law</b>	-	-	-	-	-	-	-	2 549 391	2 549 391	2 549 391	
<b>Total</b>	<b>2 420 000</b>	<b>2 420 000</b>	<b>15 679 421</b>	<b>2 405 232</b>	<b>1 650 338</b>	<b>559 000</b>	<b>1200</b>	<b>4 628 052</b>	<b>24 923 243</b>	<b>22 503 243</b>	<b>144.21</b>

\*Employee expenses includes all salary-related on-costs \*\* Supplies and Services includes corporate overheads

**Table 25 Cost and revenue analysis for 2014–15 (Schedules 6 and 7 triggers)**

	Revenue (\$)	Total operating revenue (\$)	Employee expenses* (\$)	Supplies and services** (\$)	ICT (\$)	Depreciation (\$)	Contingency (\$)	Other expenses (including appeals) (\$)	Total operating expenses (\$)	Net (surplus)/deficit (\$)	Full-time employees
<b>DTMR</b>	-	-	6 227 698	1 237 265	922 325	362 074	-	2 142 450	10 891 812	10 891 812	61.00
<b>DEHP</b>	1 162 279	1 162 279	4 627 562	792 171	82 484	-	-	-	5 502 217	4 339 938	29.00
<b>DNRM</b>	658 803	658 803	3 515 880	259 352	733 069	236 741	-	66 416	4 811 458	4 152 654	32.65
<b>DAFF</b>	771 282	771 282	1 968 197	273 433	28 339	-	-	4 993	2 274 962	1 503 680	20.50
<b>NPRSR</b>	-	-	46 302	5999	696	-	1290	12 855	67 137	67 137	0.40
<b>DJAG</b>	-	-	20 113	2035	428	-	-	-	22 577	22 577	0.40
<b>DSDIP (SARA)</b>	-	-	8 231 183	2 742 750	1 449 000	-	-	1 035 000	13 457 933	13 457 933	106.00
<b>DEWS</b>	-	-	7 542	3088	541	-	-	-	11 171	11 171	0.14
<b>Crown law</b>	-	-	-	-	-	-	-	2 730 971	2 730 971	2 730 971	-
<b>Total</b>	<b>2 592 365</b>	<b>2 592 365</b>	<b>24 644 476</b>	<b>5 316 094</b>	<b>3 216 883</b>	<b>598 815</b>	<b>1290</b>	<b>5 992 685</b>	<b>39 770 238</b>	<b>37 177 874</b>	<b>250.09</b>

\*Employee expenses includes all salary-related on-costs

\*\* Supplies and Services includes corporate overheads (e.g. accommodation)

**Table 26 Brisbane core port land actual cost data for previous years**

Financial year of originating data	Development application type	No. of applications received	Consulting cost (\$)	Estimated number of DSDIP hours	Actual department employee cost	Total amount per application (department employee cost and consultant fees)
2011–2012	Type A	1	7718	45 hours	2113.45	9291.45
	Type B	0	0	0	0	0
	Type C	0	0	0	0	0
2012–2013	Type A	1	6377.25	25+ hours	904 (in information request stage)	Assessment of application incomplete
	Type B	0	0	0	0	0
	Type C	0	0	0	0	0

**Table 27 Brisbane core port land predicted costs for 2014–15 as derived from 2013–14 estimates**

Financial year	Development application type	Estimated consulting cost (\$)	Estimated number of DSDIP hours	DSDIP employee expenses (\$)	DSDIP supplies and services (\$)	Estimated total cost per application (\$)
2013–2014	Type A	6777	30	1666	383	8826
	Type B	9400	50	2776	639	12 815
	Type C	17 900	80	4442	1022	30 193
2014–2015	Type A	7014	30	1705	396	9115
	Type B	9729	50	2841	661	13 231
	Type C	18 527	80	4546	1058	24 131

# Appendix B—Fee refunds and other items

A benchmarking study of local governments’ treatment of fee refunds and other items is compiled below.

**Table 28 Benchmarking study of local government fee refunds**

Application stage	Information and referral stage	Notification stage	Decision stage (before decision)	Permissible change	Extension of relevant period	Cancel a development approval
<b>Brisbane City Council</b>						
75%	50%	25%	0%	25% of applicable fee	\$1555 \$300 (minor)	\$350
<b>Sunshine Coast Regional Council</b>						
90%	60%	30%	10%	\$812 (1 condition), or \$218.50 (per condition for conditions 2–5), or \$3362 (6+ conditions)	\$1681	n/a
<b>Ipswich City Council</b>						
80%	60%	60%	20%	25% of applicable fee (\$740 minimum fee)	\$740	\$170
<b>Fraser Coast Regional Council</b>						
75%	50%	25%	0%	\$1575 (up to 5 conditions) plus \$286 per condition thereafter	\$1575	\$382

Application stage	Information and referral stage	Notification stage	Decision stage (before decision)	Permissible change	Extension of relevant period	Cancel a development approval
<b>Gold Coast City Council</b>						
75%	50%	25%	0%	\$846 for minor change, or 20% of applicable fee (\$12 904.50 maximum fee)	20% of applicable fee (\$12 290 maximum fee)	n/a
<b>Gladstone Regional Council</b>						
75%	50%	25%	0%	\$2060	\$720	\$515
<b>Bundaberg Regional Council</b>						
80%	20-80%	20-80%	20-80%	\$180 for insignificant change, or \$1370 plus \$175 per condition	\$700	\$580
<b>Cairns Regional Council</b>						
90%	60%	30%	10%	50% of applicable fee (\$831 minimum fee)	35% of applicable fee (\$831 minimum fee)	n/a
<b>Logan City Council</b>						
75%	50%	25%	0%	\$2500	\$2500	\$281
<b>Moreton Bay Regional Council</b>						
85%	50%	25%	10%	50% of applicable fee (\$2200 maximum fee)	\$2500	n/a

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# Appendix C—Local government pre-lodgement arrangements

## **Brisbane City Council**

Brisbane City Council (BCC) offers a pre-lodgement meeting service, with a focus on providing the service for customers who intend to lodge a development application. More general enquiries are dealt with via a telephone or over-the-counter service offering basic town planning information from a duty town planner.

BCC's pre-lodgement meeting provides customers the opportunity to meet with a principal planner and any relevant specialists to present and discuss a proposed development. Minutes of the meeting are provided to the applicant after the meeting, confirming the discussion and any commitments made by the applicant and Council officers regarding the development discussed.

A pre-lodgement meeting with BCC incurs a fee of \$1110 per hour or part hour (2013–14 financial year). As an incentive for applicants to request a pre-lodgement meeting, if the development application is lodged within 12 months of the pre-lodgement meeting and the application is consistent with Council's pre-lodgement advice (provided in the issued minutes), the cost of a pre-lodgement meeting is deducted from the subsequent development application fee.

## **Moreton Bay Regional Council**

Moreton Bay Regional Council (MBRC) offers a free pre-lodgement service for applicants to discuss a proposal prior to lodging a formal development application. The pre-lodgement meeting is intended to provide timely advice, avoid unnecessary delays to development projects, to facilitate well-made applications—all of which is envisaged to enable a quicker decision process for applicants.

## **Logan City Council**

Logan City Council's (LCC) pre-lodgement meeting service is a free, one-hour informal discussion between a potential applicant and Logan City Council's technical officers relevant to the proposed development. Minutes are taken electronically throughout the meeting by Council officers, and are provided to attendees at the end of the meeting wherever possible.

## **Summary**

In addition to the examples provided above, an increasing number of local governments, particularly those in high growth or resource industry regions offer an advertised and formalised pre-lodgement meeting service for applicants. Those known to be undertaking these include:

- Gold Coast City Council
- Mackay Regional Council

- 
- Isaac Regional Council
  - Townsville City Council
  - Fraser Coast Regional Council
  - Sunshine Coast Regional Council.

None of these local governments charge applicants a fee for pre-lodgement meeting services.

# Appendix D—Fee reductions for religious, charitable and sporting organisations

## Background

Under the *Sustainable Planning Act 2009* (SPA), DSDIP may be an assessment manager or a referral agency for particular development applications. As an assessment manager, DSDIP may prescribe a fee for the development application pursuant to section 260(d)(ii) of the SPA. Similarly, DSDIP as a referral agency may prescribe a fee for the development application pursuant to section 272(c)(i) of the SPA.

On occasion, community or not for profit organisations are required to obtain development approval for certain community type uses. Given such uses provide a community benefit, it is appropriate to determine whether a reduction in application fees for development applications should be offered by the state government.

## Review of local government policies

To establish a rationale and quantum for a reduction in application fees for development applications, a review was undertaken on how reductions are applied by various assessing authorities. Based on accessibility, the fee reduction policies of the following assessing authorities have been reviewed:

- Brisbane City Council (BCC)
- Fraser Coast Regional Council (FCRC)
- Ipswich City Council (ICC)
- Sunshine Coast Regional Council (SCRC).

A summary of the uses and fee reductions provided for these assessing authorities is provided below.

**Table 29** Discount rate by proponent/use by local authority

Proponent/ use	Authority	Fee reduction rate	Criteria
Churches	Fraser Coast Regional Council	50%	Under council’s relevant policy, churches are defined as ‘ <i>Principle place of worship for religious organisations (registered as such with the Australian Taxation Office) and ancillary buildings on the same site directly related to public worship, community/youth facilities and education facilities. (Does not include land, halls, function rooms or the like used or able to be let for non-church related purposes).</i> ’

Proponent/ use	Authority	Fee reduction rate	Criteria
	Ipswich City Council	50%	Under council's relevant policy, churches fall within the description of <i>'bona fide charitable or community organisations where such development fulfils a significant community role.'</i>
	Brisbane City Council	50%	Churches are defined within Appendix A of council's policy and provided the proposal is not primarily for commercial purposes, the reduction will apply.
	Sunshine Coast Regional Council	50%	To qualify for the reduction, churches must not be in <i>'possession of a permanent liquor or gaming licence'</i> and at the time of lodgement of the development application, the organisation <i>'must provide verifiable written proof that the organisation is either registered with the Australian Taxation Office (ATO) as a charitable/not for profit organisation, or alternatively registered with the Office of Fair Trading under either the Associations Incorporation Act or Corporations Act'</i> .
Schools	Fraser Coast Regional Council	50%	Under council's relevant policy, schools are defined as <i>'Primary or Secondary Education facilities recognised by the State and Federal Governments as such for financial assistance.'</i>
	Ipswich City Council	N/a	Under council's relevant policy, schools do not qualify for any reductions on application fees for development applications.
	Brisbane City Council	50%	Under council's relevant policy, only church schools qualify for a reduction in application fees for development applications.
	Sunshine Coast Regional Council	50%	Based on the current limitations of council's relevant policy, only schools operated by a religious organisation would qualify for a reduction in application fees for development applications. Such organisations <i>'must provide verifiable written proof that the organisation is either registered with the Australian Taxation Office (ATO) as a charitable/not for profit organisation, or alternatively registered with the Office of Fair Trading under either the Associations Incorporation Act or Corporations Act'</i> .
Community and welfare organisations	Fraser Coast Regional Council	50%	Under council's relevant policy, community and welfare organisations are defined as <i>'Non-profit organisations that exist primarily to undertake community service and welfare activities and rely mainly on volunteer labour'</i> .
	Ipswich City Council	50%	Under council's relevant policy, only some organisations qualify for a reduction in application fees for development applications.
	Brisbane City Council	50%	Under council's relevant policy, only some organisations qualify for the reduction in application fees for development applications.

Proponent/ use	Authority	Fee reduction rate	Criteria
	Sunshine Coast Regional Council	50%	Based on council's relevant policy, proposal's for only Community and welfare organisations would qualify for the reduction in application fees for development applications. Such organisations <i>'must provide verifiable written proof that the organisation is either registered with the Australian Taxation Office (ATO) as a charitable/not for profit organisation, or alternatively registered with the Office of Fair Trading under either the Associations Incorporation Act or Corporations Act'</i> .
Housing facilities for aged	Fraser Coast Regional Council	50%	Under council's relevant policy, proposals for housing facilities for aged qualify for the reduction in application fees for development applications if they are undertaken by <i>'Religious entities that provide housing for aged persons as defined in section 73 of the Local Government Regulation 2012; and Non-profit organisations that provide hostel and/or nursing home type housing for aged persons'</i> or <i>'Non-profit organisations that provide hostel and/or nursing home type housing for aged persons'</i> .
	Ipswich City Council	50%	Under council's relevant policy, proposals for housing facilities for aged would qualify for the reduction in application fees for development applications provided it is undertaken by <i>'bona fide charitable or community organisations where such development fulfils a significant community role.'</i>
	Brisbane City Council	50%	Under council's relevant policy, only some organisations qualify for a reduction in application fees for development applications.
	Sunshine Coast Regional Council	50%	Based on council's relevant policy, housing facilities for aged would qualify for the reduction in application fees for development applications provided it is undertaken by organisations that <i>'provide verifiable written proof that the organisation is either registered with the Australian Taxation Office (ATO) as a charitable/not for profit organisation, or alternatively registered with the Office of Fair Trading under either the Associations Incorporation Act or Corporations Act'</i> .
Emergency services	Fraser Coast Regional Council	100%	Under council's relevant policy, proposals for emergency services qualify for the reduction in application fees for development applications if they are undertaken by <i>'Non-profit emergency service organisations such as SES, Rural Fire Brigades, Air Sea Rescue, Surf Life Saving Clubs and the like that rely wholly or in part on voluntary labour and funding drawn from the community'</i> .
	Ipswich City Council	50%	Under council's relevant policy, proposals for emergency purposes would qualify for the reduction in application fees for development applications provided it is undertaken by <i>'bona fide charitable or community organisations where such development fulfils a significant community role.'</i>

Proponent/ use	Authority	Fee reduction rate	Criteria
	Brisbane City Council	50%	Under council's relevant policy, only some organisations qualify for a reduction in application fees for development applications.
	Sunshine Coast Regional Council	50%	Based on council's relevant policy, proposals for emergency services would qualify for the reduction in application fees for development applications provided it is undertaken by organisations that <i>'provide verifiable written proof that the organisation is either registered with the Australian Taxation Office (ATO) as a charitable/ not for profit organisation, or alternatively registered with the Office of Fair Trading under either the Associations Incorporation Act or Corporations Act'</i> .

### Organisations and purposes

As can be seen above, a reduction in application fees may be based on the entity (i.e. community or not for profit organisations) or the type of community development (i.e. church, school, etc.) or a combination of both. The policies reviewed generally provided clear and unambiguous guidelines governing when discounts can be granted.

#### *Brisbane City Council*

BCC's policy allows a fee reduction for applications by entities (identified in the policy's Appendix A) provided the proposal is not primarily for commercial purposes. It is noted that the appendix outlines religious organisations generally (i.e. churches, convents, monasteries, etc.) but lists charitable organisations specifically (i.e. Asthma Foundation of Queensland, Boy Scouts Association, etc.).

Charitable organisations, seeking to be included in Appendix A, must be registered as a Charitable Purpose (CH Type) with the Queensland Government's Office of Fair Trading and must make an application in writing to council.

#### *Fraser Coast Regional Council (FCRC)*

FCRC's policy specifies categories where a fee reduction on development application fees would apply. The categories are churches, schools, community and welfare organisations, housing facilities for aged, emergency services, and sporting and recreation organisations.

It is noted that the categories are defined either as an entity (i.e. emergency services) or a purpose (i.e. schools) or a combination of both (i.e. churches), which are defined as follows:

- emergency services—non-profit emergency service organisations such as SES, Rural Fire Brigades, Air Sea Rescue, Surf Life Saving Clubs and the like that rely wholly or in part on voluntary labour and funding drawn from the community
- schools—primary or secondary education facilities recognised by the state and federal governments as such for financial assistance
- churches—principle [sic] place of worship for religious organisations (registered as such with the Australian Taxation Office) and ancillary buildings on the same site directly related to public worship, community/youth facilities and education

facilities. (Does not include land, halls, function rooms or the like used or able to be let for non-church related purposes).

#### *Ipswich City Council (ICC)*

ICC's policy provides more discretion for the determination on whether a fee reduction on development application fees can be provided. In this instance, the policy gives authority to the responsible officer to *'calculate a reduced fee for development applications by bona fide charitable or community organisations where such development fulfils a significant community role'*.

ICC confirmed that officers would grant a fee reduction on development application fees for development applications for proposals subject to the following:

- the proposal is for development that would fulfil a significant community role
- the applicant is an organisation that can verify its status in the form of registration with the Australian Tax Office as a charitable/not for profit organisation.

#### *Sunshine Coast Regional Council (SCRC)*

SCRC's policy is similar to ICC's policy in that it provides discretion for the determination on whether a fee reduction on development application fees can be provided. In this instance, a fee reduction would be allowed subject to the following:

- the organisation is a not-for-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) not in possession of a permanent liquor or gaming licence
- the organisation must provide verifiable written proof that it is either registered with the Australian Taxation Office (ATO) as a charitable/not for profit organisation, or alternatively registered with the Office of Fair Trading under either the Associations Incorporation Act or Corporations Act.

It is noted that the policy provides a fee reduction based on the status of the applicant and not on the proposed use.

#### **Fee reduction amounts**

The policies mentioned above generally provide for a 50 per cent fee reduction on development application fees for various uses (religious, educational, community) undertaken by religious or not for profit organisations.

It is noted that the policies reviewed do not provide a rationale on why fee reductions are provided, however, it is noted that the policies provide a level of financial assistance for religious or community based proposals. Acknowledging that the above review only involved four jurisdictions, a quick review of discounts provided by other jurisdictions was undertaken, with the following observation:

- Logan City Council: 25 per cent fee reduction for bona fide charitable or not for profit organisations
- Redland City Council: 25 per cent fee reduction for bona fide charitable or not for profit organisations
- Gold Coast City Council: 50 per cent fee reduction for not for profit, volunteer, charitable, community, sporting or religious organisations.

# Appendix E—Schedule 7A fees (base case)

**Table 30** Schedule of assessment manager fees for base case (Schedule 6)

Trigger name	Trigger	Fee in Schedule 7A (2013–14)	2014–15 Fee (Schedule 7A escalated by 3.5%)
Airport land	6.2.2	Nil	Nil
Environmentally relevant activities (DEHP)	6.3.1	\$570.30	\$590.26
Environmentally relevant activities (DAFF)	6.3.1	\$570.30	\$590.26
Aquaculture	6.3.10	\$2218.85–\$6878.55	\$2296.51–\$7119.30
Fisheries development other than aquaculture	6.3.11	\$2218.85– \$22 765.90	\$2296.51– \$23 562.70
For a wild river area	6.3.12	Nil	Nil
Development in wetland protection area	6.3.13	\$285.65–\$5548.65	\$295.65–\$5742.85
Vegetation clearing	6.3.2	\$378.40–\$5714.25	\$391.64–\$5914.25
Taking or interfering with water	6.3.3	\$109.80	\$113.64
Taking or interfering with water	6.3.3A	Nil	Nil
Major hazard facilities	6.3.4	Nil	Nil
Removal of quarry material in a watercourse or lake	6.3.5	\$109.80	\$113.64
Tidal works or work with a coastal management district	6.3.6	Nil–\$26 831.35	Nil–\$27 770.45
Development on Queensland heritage place	6.3.7	Nil	Nil
Contaminated land	6.3.9	Nil	Nil
Wind farms	NEW	n/a	Nil

**Table 31** Schedule of referral agency fees for base case (Schedule 7)

Trigger name	Trigger	Fee in Schedule 7A (2013–14)	2014–15 Fee (Schedule 7A escalated by 3.5%)
Tidal works or work with a coastal management district	7.1.11	Nil	Nil
Development on Queensland heritage place	7.1.12	Nil	Nil
Public passenger transport	7.1.14	Nil	Nil
Railways	7.1.16	Nil	Nil
Land relating to a state-controlled road	7.1.8	Nil	Nil
Major hazard facilities	7.2.08	Nil	Nil
Environmentally relevant activities (DEHP)	7.2.1	\$570.30	\$590.26
Environmentally relevant activities (DAFF)	7.2.1	\$570.30	\$590.26
Taking or interfering with water	7.2.10	\$109.80	\$113.64
Particular dams	7.2.11	Nil	Nil
Removal of quarry material in a watercourse or lake	7.2.12	\$109.80	\$113.64
Tidal works or work with a coastal management district	7.2.13	Nil–\$26 831.35	Nil–\$27 770.45

Trigger name	Trigger	Fee in Schedule 7A (2013-14)	2014-15 Fee (Schedule 7A escalated by 3.5%)
Tidal works or work with a coastal management district	7.2.14	\$13.90 per metre/ \$666.55-\$20 123.50	\$14.39 per metre/ \$689.88- \$20 827.82
Tidal works or work with a coastal management district	7.2.15	Nil	Nil
Development on Queensland heritage place	7.2.19	Nil	Nil
Land relating to a state-controlled road	7.2.2	Nil	Nil
Contaminated land	7.2.22	Nil	Nil
Contaminated land	7.2.23	Nil	Nil
Works or other development in or adjoining a fish habitat area	7.2.25	\$658.55-\$2028.40	\$681.60-\$2099.39
Works or other development in or adjoining a fish habitat area	7.2.26	\$658.55-\$2028.40	\$681.60-\$2099.39
Works or other development in or adjoining a fish habitat area	7.2.27	\$658.55-\$2028.40	\$681.60-\$2099.39
Certain aquaculture	7.2.28	\$658.55-\$3887.90	\$681.60-\$4023.98
Constructing or raising waterway barrier works	7.2.29	\$658.55-\$19 775.20	\$681.60- \$20 467.33
Land relating to a State-controlled road	7.2.3	Nil	Nil
Removal, destruction or damage of marine plants	7.2.30	\$658.55-\$19 775.20	\$681.60- \$20 467.33
Removal, destruction or damage of marine plants	7.2.31	\$658.55-\$19 775.20	\$681.60- \$20 467.33
Removal, destruction or damage of marine plants	7.2.32	\$658.55-\$19 775.20	\$681.60- \$20 467.33
Public passenger transport	7.2.33	Nil	Nil
Railways	7.2.34	Nil	Nil
State-controlled road transport tunnel	7.2.34A	Nil	Nil
Regional plans	7.2.39	Nil	Nil
Vegetation clearing	7.2.4	\$378.40-\$5714.25	\$391.64-\$5914.25
certain agricultural or animal husbandry activities in a wild river area	7.2.41	Nil	Nil
certain agricultural or animal husbandry activities in a wild river area	7.2.42	Nil	Nil
Land in or near a wetland	7.2.43A	\$285.65-\$5548.65	\$295.65-\$5742.85
Land in or near a wetland	7.2.43B	\$285.65-\$5548.65	\$295.65-\$5742.85
Vegetation clearing	7.2.5	\$378.40-\$5714.25	\$391.64-\$5914.25
Taking or interfering with water	7.2.9	\$109.80	\$113.64
Land relating to a state-controlled road	7.3.1	Nil	Nil
Vegetation clearing	7.3.10	\$378.40-5714.25	\$391.64-\$5914.25
Contaminated land	7.3.11	Nil	Nil
Regional plans	7.3.12	Nil	Nil
Public passenger transport	7.3.14	Nil	Nil
Railways	7.3.15A	Nil	Nil
Railways	7.3.15B	Nil	Nil
State-controlled road transport tunnel	7.3.15C	Nil	Nil
Land relating to a state-controlled road	7.3.1A	Nil	Nil
Development impacting on state transport infrastructure	7.3.2	Nil	Nil
Land in or near a wetland	7.3.21A	\$285.65-\$5548.65	\$295.65-\$5742.85

Trigger name	Trigger	Fee in Schedule 7A (2013-14)	2014-15 Fee (Schedule 7A escalated by 3.5%)
Removal, destruction or damage of marine plants	7.3.25	\$658.55-\$19 775.20	\$681.60-\$20 467.33
Particular development on SCL or potential SCL	7.3.27	\$535.10	\$553.83
Particular development on SCL or potential SCL	7.3.28	\$535.10-\$29 194.25	\$553.83-\$30 216.05
Particular development on SCL or potential SCL	7.3.29	\$49 546.00	\$51 280.11
Tidal works or work with a coastal management district	7.3.5	\$2007.90-\$20 123.50	\$2078.18-\$20 827.82
Land designated for community infrastructure	7.3.6	Nil	Nil
High risk levees	NEW	n/a	Nil

**Table 32 Schedule of assessment manager fees for Brisbane core port land**

Trigger name	Trigger	Fee in Schedule 7A (2013-14)	2014-15 Fee (Schedule 7A escalated by 3.5%)
<b>Development on Brisbane core port land that is assessable development under the Brisbane port LUP:</b>			
a) if the development is consistent with the Brisbane port LUP and requires code assessment	S283ZP of TIA	\$5126.85	\$5306
b) if the development is inconsistent with the Brisbane port LUP and requires code assessment	S283ZP of TIA	\$7690.55	\$7960
c) if the development is inconsistent with the Brisbane port LUP and requires impact assessment	S283ZP of TIA	\$17 867.00	\$18 492

# Appendix F—Trigger assessments by SAU category

**Table 33 Percentage of triggers assessments by SAU category**

Trigger name	Trigger	Single SAU % applied to 100% of assessments	% applications assigned to category				
			25% SAU	50% SAU	100% SAU	200% SAU	400% SAU
Airport land	6.2.2	50					
Environmentally relevant activities (DEHP)	6.3.1		-	25%	52%	-	23%
Environmentally relevant activities (DAFF)	6.3.1	100					
Aquaculture	6.3.10		-	-	80%	1%	19%
Fisheries development other than aquaculture	6.3.11		-	-	40%	40%	20%
For a wild river area	6.3.12	100					
Development in wetland protection area	6.3.13	100					
Vegetation clearing	6.3.2		-	-	-	40%	60%
Taking or interfering with water	6.3.3		80%	-	-	20%	-
Taking or interfering with water	6.3.3A		-	-	80%	15%	5%
Major hazard facilities	6.3.4	400					
Removal of quarry material in a watercourse or lake	6.3.5	100					
Tidal works or work with a coastal management district	6.3.6		1%	-	93%	6%	-
Development on Queensland heritage place	6.3.7		-	-	-	30%*	-
Contaminated land	6.3.9	100					
Wind farms	NEW	400					
Tidal works or work with a coastal management district	7.1.11	100					
Development on Queensland heritage place	7.1.12		-	-	-	30%*	-
Public passenger transport	7.1.14	100					
Railways	7.1.16	100					
Land relating to a state-controlled road	7.1.8	100					
Environmentally relevant activities (DEHP)	7.2.1		-	25%	52%	-	23%
Environmentally relevant activities (DAFF)	7.2.1	100					
Taking or interfering with water	7.2.10	50					
Particular dams	7.2.11		-	-	80%	15%	5%
Removal of quarry material in a watercourse or lake	7.2.12	100					
Tidal works or work with a coastal management district	7.2.13		30%	-	68%	2%	-

Trigger name	Trigger	Single SAU % applied to 100% of assess- ments	25% SAU	50% SAU	100% SAU	200% SAU	400% SAU
% applications assigned to category							
Tidal works or work with a coastal management district	7.2.14		-	-	-	80%	20%
Tidal works or work with a coastal management district	7.2.15		-	90%	-	-	10%
Development on Queensland heritage place	7.2.19		-	-	-	30%*	-
Land relating to a state-controlled road	7.2.2		-	20%	65%	15%	-
Contaminated land	7.2.22		-	20%	80%	-	-
Contaminated land	7.2.23		-	5%	95%	-	-
Works or other development in or adjoining a fish habitat area	7.2.25		-	50%	40%	-	10%
Works or other development in or adjoining a fish habitat area	7.2.26		-	50%	40%	-	10%
Works or other development in or adjoining a fish habitat area	7.2.27		-	98%	-	1%	1%
Certain aquaculture	7.2.28		-	-	60%	20%	20%
Major hazard facilities	7.2.8		80%	-	-	20%	-
Constructing or raising waterway barrier works	7.2.29		-	-	50%	35%	15%
Land relating to a state-controlled road	7.2.3	100					
Removal, destruction or damage of marine plants	7.2.30		-	-	35%	50%	15%
Removal, destruction or damage of marine plants	7.2.31		-	-	35%	50%	15%
Removal, destruction or damage of marine plants	7.2.32		-	-	35%	50%	15%
Public passenger transport	7.2.33	100					
Railways	7.2.34		-	70%	30%	-	-
State-controlled road transport tunnel	7.2.34A	200					
Regional plans	7.2.39	50					
Vegetation clearing	7.2.4	200					
Certain agricultural or animal husbandry activities in a wild river area	7.2.41	100					
Certain agricultural or animal husbandry activities in a wild river area	7.2.42	100					
Land in or near a wetland	7.2.43A	100					
Land in or near a wetland	7.2.43B	100					
Vegetation clearing	7.2.5		-	-	-	40%	60%
Taking or interfering with water	7.2.9		80%	-	-	20%	-
Land relating to a state-controlled road	7.3.1		-	20%	65%	15%	-
Vegetation clearing	7.3.10	200					
Contaminated land	7.3.11	50					
Regional plans	7.3.12	50					
Public passenger transport	7.3.14		-	70%	30%	-	-
Railways	7.3.15A		-	70%	30%	-	-
Railways	7.3.15B	100					

Trigger name	Trigger	Single SAU % applied to 100% of assessments	% applications assigned to category				
			25% SAU	50% SAU	100% SAU	200% SAU	400% SAU
State-controlled road transport tunnel	7.3.15C	200					
Land relating to a state-controlled road	7.3.1A	100					
Development impacting on State transport infrastructure	7.3.2	200					
Land in or near a wetland	7.3.21A	100					
Removal, destruction or damage of marine plants	7.3.25		-	-	34%	33%	33%
Particular development on SCL or potential SCL	7.3.27		-	-	60%	40%	-
Particular development on SCL or potential SCL	7.3.28	100					
Particular development on SCL or potential SCL	7.3.29	400					
Tidal works or work with a coastal management district	7.3.5	100					
Land designated for community infrastructure	7.3.6	100					
High risk levees	NEW	400					

\* It is proposed to offer Nil fees to applicants where the value of the works is less than \$1 million and this is expected to comprise 70% of applicants against this trigger.

# Appendix G—Fee schedules for Options 1–4

## Option 1—Schedule of assessment manager and referral fees

Assessment manager fees (Schedule 6)		
Trigger name	Trigger	Option 1 fee
Airport land	6.2.2	Nil
Environmentally relevant activities (DEHP)	6.3.1	\$7158
Environmentally relevant activities (DAFF)	6.3.1	\$7158
Aquaculture	6.3.10	\$7158
Fisheries development other than aquaculture	6.3.11	\$7158
For a wild river area	6.3.12	Nil
Development in wetland protection area	6.3.13	\$7158
Vegetation clearing	6.3.2	\$7158
Taking or interfering with water	6.3.3	\$7158
Taking or interfering with water	6.3.3A	Nil
Major hazard facilities	6.3.4	Nil
Removal of quarry material in a watercourse or lake	6.3.5	\$7158
Tidal works or work with a coastal management district	6.3.6	\$7158
Development on Queensland heritage place	6.3.7	Nil
Contaminated land	6.3.9	Nil
Wind farms	NEW	Nil

Referral agency fees (Schedule 7)		
Trigger name	Trigger	Option 1 fee
Tidal works or work with a coastal management district	7.1.11	Nil
Development on Queensland heritage place	7.1.12	Nil
Public passenger transport	7.1.14	Nil
Railways	7.1.16	Nil
Land relating to a State-controlled road	7.1.8	Nil
Major hazard facilities	7.2.08	Nil
Environmentally relevant activities (DEHP)	7.2.1	\$7158
Environmentally relevant activities (DAFF)	7.2.1	\$7158
Taking or interfering with water	7.2.10	\$7158
Particular dams	7.2.11	Nil
Removal of quarry material in a watercourse or lake	7.2.12	\$7158
Tidal works or work with a coastal management district	7.2.13	\$7158
Tidal works or work with a coastal management district	7.2.14	\$7158
Tidal works or work with a coastal management district	7.2.15	Nil
Development on Queensland heritage place	7.2.19	Nil
Land relating to a state-controlled road	7.2.2	Nil
Contaminated land	7.2.22	Nil
Contaminated land	7.2.23	Nil
Works or other development in or adjoining a fish habitat area	7.2.25	\$7158
Works or other development in or adjoining a fish habitat area	7.2.26	\$7158
Works or other development in or adjoining a fish habitat area	7.2.27	\$7158
Certain aquaculture	7.2.28	\$7158

Referral agency fees (Schedule 7)		
Trigger name	Trigger	Option 1 fee
Constructing or raising waterway barrier works	7.2.29	\$7158
Land relating to a state-controlled road	7.2.3	Nil
Removal, destruction or damage of marine plants	7.2.30	\$7158
Removal, destruction or damage of marine plants	7.2.31	\$7158
Removal, destruction or damage of marine plants	7.2.32	\$7158
Public passenger transport	7.2.33	Nil
Railways	7.2.34	Nil
State-controlled road transport tunnel	7.2.34A	Nil
Regional plans	7.2.39	Nil
Vegetation clearing	7.2.4	\$7158
certain agricultural or animal husbandry activities in a wild river area	7.2.41	Nil
certain agricultural or animal husbandry activities in a wild river area	7.2.42	Nil
Land in or near a wetland	7.2.43A	\$7158
Land in or near a wetland	7.2.43B	\$7158
Vegetation clearing	7.2.5	\$7158
Taking or interfering with water	7.2.9	\$7158
Land relating to a state-controlled road	7.3.1	Nil
Vegetation clearing	7.3.10	\$7158
Contaminated land	7.3.11	Nil
Regional plans	7.3.12	Nil
Public passenger transport	7.3.14	Nil
Railways	7.3.15A	Nil
Railways	7.3.15B	Nil
State-controlled road transport tunnel	7.3.15C	Nil
Land relating to a state-controlled road	7.3.1A	Nil
Development impacting on State transport infrastructure	7.3.2	Nil
Land in or near a wetland	7.3.21A	\$7158
Removal, destruction or damage of marine plants	7.3.25	\$7158
Particular development on SCL or potential SCL	7.3.27	\$7158
Particular development on SCL or potential SCL	7.3.28	\$7158
Particular development on SCL or potential SCL	7.3.29	\$7158
Tidal works or work with a coastal management district	7.3.5	\$7158
Land designated for community infrastructure	7.3.6	Nil
High risk levees	NEW	Nil

## Option 2—Schedule of assessment manager and referral fees

Assessment manager fees (Schedule 6)		
Trigger name	Trigger	Option 2 fee
Airport land	6.2.2	Nil
Environmentally relevant activities (DEHP)	6.3.1	\$2290
		\$4580
		\$18 320
Environmentally relevant activities (DAFF)	6.3.1	\$4580
Aquaculture	6.3.10	\$4580
		\$9160
		\$18 320
Fisheries development other than aquaculture	6.3.11	\$4580
		\$9160

Assessment manager fees (Schedule 6)		
Trigger name	Trigger	Option 2 fee
		\$18 320
For a wild river area	6.3.12	Nil
Development in wetland protection area	6.3.13	\$4580
Vegetation clearing	6.3.2	Nil
		\$4580
		\$9160
		\$18 320
Taking or interfering with water	6.3.3	\$1145
		\$9160
Taking or interfering with water	6.3.3A	Nil
Major hazard facilities	6.3.4	Nil
Removal of quarry material in a watercourse or lake	6.3.5	\$4580
Tidal works or work with a coastal management district	6.3.6	\$Nil
		\$4580
		\$9160
Development on Queensland heritage place	6.3.7	Nil
Contaminated land	6.3.9	Nil
Wind farms	NEW	Nil

Referral agency fees (Schedule 7)		
Trigger name	Trigger	Option 2 fee
Tidal works or work with a coastal management district	7.1.11	Nil
Development on Queensland heritage place	7.1.12	Nil
Public passenger transport	7.1.14	Nil
Railways	7.1.16	Nil
Land relating to a state-controlled road	7.1.8	Nil
Major hazard facilities	7.2.08	Nil
Environmentally relevant activities (DEHP)	7.2.1	\$2290
		\$4580
		\$18 320
Environmentally relevant activities (DAFF)	7.2.1	\$4580
Taking or interfering with water	7.2.10	\$2290
Particular dams	7.2.11	Nil
Removal of quarry material in a watercourse or lake	7.2.12	\$4580
Tidal works or work with a coastal management district	7.2.13	\$1145
		\$4580
		\$9160
Tidal works or work with a coastal management district	7.2.14	\$9160
		\$18 320
Tidal works or work with a coastal management district	7.2.15	Nil
Development on Queensland heritage place	7.2.19	Nil
Land relating to a state-controlled road	7.2.2	Nil
Contaminated land	7.2.22	Nil
Contaminated land	7.2.23	Nil
Works or other development in or adjoining a fish habitat area	7.2.25	\$2290
		\$4580
		\$18 320
Works or other development in or adjoining a fish habitat area	7.2.26	\$2290
		\$4580
		\$18 320
Works or other development in or adjoining a fish habitat area	7.2.27	\$2290
		\$9160

## Referral agency fees (Schedule 7)

Trigger name	Trigger	Option 2 fee
		\$18 320
Certain aquaculture	7.2.28	\$4580
		\$9160
		\$18 320
Constructing or raising waterway barrier works	7.2.29	\$4580
		\$9160
		\$18 320
Land relating to a state-controlled road	7.2.3	Nil
Removal, destruction or damage of marine plants	7.2.30	\$4580
		\$9160
		\$18 320
Removal, destruction or damage of marine plants	7.2.31	\$4580
		\$9160
		\$18 320
Removal, destruction or damage of marine plants	7.2.32	\$4580
		\$9160
		\$18 320
Public passenger transport	7.2.33	Nil
Railways	7.2.34	Nil
State-controlled road transport tunnel	7.2.34A	Nil
Regional plans	7.2.39	Nil
Vegetation clearing	7.2.4	\$9160
certain agricultural or animal husbandry activities in a wild river area	7.2.41	Nil
certain agricultural or animal husbandry activities in a wild river area	7.2.42	Nil
Land in or near a wetland	7.2.43A	\$4580
Land in or near a wetland	7.2.43B	\$4580
Vegetation clearing	7.2.5	Nil
		\$4580
		\$9160
		\$18 320
Taking or interfering with water	7.2.9	\$1145
		\$9160
Land relating to a state-controlled road	7.3.1	Nil
Vegetation clearing	7.3.10	\$9160
Contaminated land	7.3.11	Nil
Regional plans	7.3.12	Nil
Public passenger transport	7.3.14	Nil
Railways	7.3.15A	Nil
Railways	7.3.15B	Nil
State-controlled road transport tunnel	7.3.15C	Nil
Land relating to a state-controlled road	7.3.1A	Nil
Development impacting on state transport infrastructure	7.3.2	Nil
Land in or near a wetland	7.3.21A	\$4580
Removal, destruction or damage of marine plants	7.3.25	\$4580
		\$9160
		\$18 320
Particular development on SCL or potential SCL	7.3.27	\$4580
		\$9160
Particular development on SCL or potential SCL	7.3.28	\$4580
Particular development on SCL or potential SCL	7.3.29	\$18 320

Referral agency fees (Schedule 7)		
Trigger name	Trigger	Option 2 fee
Tidal works or work with a coastal management district	7.3.5	\$4580
Land designated for community infrastructure	7.3.6	Nil
High risk levees	NEW	Nil

### Option 3—Schedule of Assessment Manager and Referral Fees

Assessment manager fees (Schedule 6)		
Trigger name	Trigger	Option 3 fee
Airport land	6.2.2	\$3598
Environmentally relevant activities (DEHP)	6.3.1	\$3598
Environmentally relevant activities (DAFF)	6.3.1	\$3598
Aquaculture	6.3.10	\$3598
Fisheries development other than aquaculture	6.3.11	\$3598
For a wild river area	6.3.12	\$3598
Development in wetland protection area	6.3.13	\$3598
Vegetation clearing	6.3.2	\$3598
Taking or interfering with water	6.3.3	\$3598
Taking or interfering with water	6.3.3A	\$3598
Major hazard facilities	6.3.4	\$3598
Removal of quarry material in a watercourse or lake	6.3.5	\$3598
Tidal works or work with a coastal management district	6.3.6	\$3598
Development on Queensland heritage place	6.3.7	\$3598
Contaminated land	6.3.9	\$3598
Wind farms	NEW	\$3598

Referral agency fees (Schedule 7)		
Trigger name	Trigger	Option 3 fee
Tidal works or work with a coastal management district	7.1.11	\$3598
Development on Queensland heritage place	7.1.12	\$3598
Public passenger transport	7.1.14	\$3598
Railways	7.1.16	\$3598
Land relating to a state-controlled road	7.1.8	\$3598
Major hazard facilities	7.2.08	\$3598
Environmentally relevant activities (DEHP)	7.2.1	\$3598
Environmentally relevant activities (DAFF)	7.2.1	\$3598
Taking or interfering with water	7.2.10	\$3598
Particular dams	7.2.11	\$3598
Removal of quarry material in a watercourse or lake	7.2.12	\$3598
Tidal works or work with a coastal management district	7.2.13	\$3598
Tidal works or work with a coastal management district	7.2.14	\$3598
Tidal works or work with a coastal management district	7.2.15	\$3598
Development on Queensland heritage place	7.2.19	\$3598
Land relating to a state-controlled road	7.2.2	\$3598
Contaminated land	7.2.22	\$3598
Contaminated land	7.2.23	\$3598
Works or other development in or adjoining a fish habitat area	7.2.25	\$3598
Works or other development in or adjoining a fish habitat area	7.2.26	\$3598
Works or other development in or adjoining a fish habitat area	7.2.27	\$3598
Certain aquaculture	7.2.28	\$3598
Constructing or raising waterway barrier works	7.2.29	\$3598

Referral agency fees (Schedule 7)		
Trigger name	Trigger	Option 3 fee
Land relating to a state-controlled road	7.2.3	\$3598
Removal, destruction or damage of marine plants	7.2.30	\$3598
Removal, destruction or damage of marine plants	7.2.31	\$3598
Removal, destruction or damage of marine plants	7.2.32	\$3598
Public passenger transport	7.2.33	\$3598
Railways	7.2.34	\$3598
State-controlled road transport tunnel	7.2.34A	\$3598
Regional plans	7.2.39	\$3598
Vegetation clearing	7.2.4	\$3598
Certain agricultural or animal husbandry activities in a wild river area	7.2.41	\$3598
Certain agricultural or animal husbandry activities in a wild river area	7.2.42	\$3598
Land in or near a wetland	7.2.43A	\$3598
Land in or near a wetland	7.2.43B	\$3598
Vegetation clearing	7.2.5	\$3598
Taking or interfering with water	7.2.9	\$3598
Land relating to a state-controlled road	7.3.1	\$3598
Vegetation clearing	7.3.10	\$3598
Contaminated land	7.3.11	\$3598
Regional plans	7.3.12	\$3598
Public passenger transport	7.3.14	\$3598
Railways	7.3.15A	\$3598
Railways	7.3.15B	\$3598
State-controlled road transport tunnel	7.3.15C	\$3598
Land relating to a state-controlled road	7.3.1A	\$3598
Development impacting on State transport infrastructure	7.3.2	\$3598
Land in or near a wetland	7.3.21A	\$3598
Removal, destruction or damage of marine plants	7.3.25	\$3598
Particular development on SCL or potential SCL	7.3.27	\$3598
Particular development on SCL or potential SCL	7.3.28	\$3598
Particular development on SCL or potential SCL	7.3.29	\$3598
Tidal works or work with a coastal management district	7.3.5	\$3598
Land designated for community infrastructure	7.3.6	\$3598
High risk levees	NEW	\$3598

## Option 4— Schedule of assessment manager and referral fees

Assessment manager fees (Schedule 6)		
Trigger name	Trigger	Option 4 fee
Airport land	6.2.2	\$1392
Environmentally relevant activities (DEHP)	6.3.1	\$1392
		\$2783
		\$11 133
Environmentally relevant activities (DAFF)	6.3.1	\$2783
Aquaculture	6.3.10	\$2783
		\$5567
		\$11 133
Fisheries development other than aquaculture	6.3.11	\$2783
		\$5567

## Assessment manager fees (Schedule 6)

Trigger name	Trigger	Option 4 fee
		\$11 133
For a wild river area	6.3.12	\$2783
Development in wetland protection area	6.3.13	\$2783
Vegetation clearing	6.3.2	Nil
		\$2783
		\$5567
		\$11 133
Taking or interfering with water	6.3.3	\$696
		\$5567
Taking or interfering with water	6.3.3A	\$2783
		\$5567
		\$11 133
Major hazard facilities	6.3.4	\$11 133
Removal of quarry material in a watercourse or lake	6.3.5	\$2783
Tidal works or work with a coastal management district	6.3.6	\$Nil
		\$2783
		\$5567
Development on Queensland heritage place	6.3.7	Nil
		\$5567
Contaminated land	6.3.9	\$2783
Wind farms	NEW	\$11 133

## Referral agency fees (Schedule 7)

Trigger name	Trigger	Option 4 fee
Tidal works or work with a coastal management district	7.1.11	\$2783
Development on Queensland heritage place	7.1.12	Nil
		\$5567
Public passenger transport	7.1.14	\$2783
Railways	7.1.16	\$2783
Land relating to a state-controlled road	7.1.8	\$2783
Major hazard facilities	7.2.8	\$696
		\$5567
Environmentally relevant activities (DEHP)	7.2.1	\$1392
		\$2783
		\$11 133
Environmentally relevant activities (DAFF)	7.2.1	\$2783
Taking or interfering with water	7.2.10	\$1392
Particular dams	7.2.11	\$2783
		\$5567
		\$11 133
Removal of quarry material in a watercourse or lake	7.2.12	\$2783
Tidal works or work with a coastal management district	7.2.13	\$696
		\$2783
		\$5567
Tidal works or work with a coastal management district	7.2.14	\$5567
		\$11 133
Tidal works or work with a coastal management district	7.2.15	\$1392
		\$11 133
Development on Queensland heritage place	7.2.19	Nil
		\$5567
Land relating to a state-controlled road	7.2.2	\$1392
		\$2783
		\$5567

## Referral agency fees (Schedule 7)

Trigger name	Trigger	Option 4 fee
Contaminated land	7.2.22	\$1392
		\$2783
		\$1392
Contaminated land	7.2.23	\$2783
		\$1392
		\$2783
Works or other development in or adjoining a fish habitat area	7.2.25	\$1392
		\$2783
		\$11 133
Works or other development in or adjoining a fish habitat area	7.2.26	\$1392
		\$2783
		\$11 133
Works or other development in or adjoining a fish habitat area	7.2.27	\$1392
		\$5567
		\$11 133
Certain aquaculture	7.2.28	\$2783
		\$5567
		\$11 133
Constructing or raising waterway barrier works	7.2.29	\$2783
		\$5567
		\$11 133
Land relating to a state-controlled road	7.2.3	\$2783
Removal, destruction or damage of marine plants	7.2.30	\$2783
		\$5567
		\$11 133
Removal, destruction or damage of marine plants	7.2.31	\$2783
		\$5567
		\$11 133
Removal, destruction or damage of marine plants	7.2.32	\$2783
		\$5567
		\$11 133
Public passenger transport	7.2.33	\$1392
Railways	7.2.34	\$1392
		\$2783
State-controlled road transport tunnel	7.2.34A	\$5567
Regional plans	7.2.39	\$1392
Vegetation clearing	7.2.4	\$5567
certain agricultural or animal husbandry activities in a wild river area	7.2.41	\$2783
certain agricultural or animal husbandry activities in a wild river area	7.2.42	\$2783
Land in or near a wetland	7.2.43A	\$2783
Land in or near a wetland	7.2.43B	\$2783
Vegetation clearing	7.2.5	Nil
		\$2783
		\$5567
		\$11 133
Taking or interfering with water	7.2.9	\$696
		\$5567
Land relating to a state-controlled road	7.3.1	\$1392
		\$2783
		\$5567
Vegetation clearing	7.3.10	\$5567
Contaminated land	7.3.11	\$1392

Referral agency fees (Schedule 7)		
Trigger name	Trigger	Option 4 fee
Regional plans	7.3.12	\$1392
Public passenger transport	7.3.14	\$1392
		\$2783
Railways	7.3.15A	\$1392
		\$2783
Railways	7.3.15B	\$2783
State-controlled road transport tunnel	7.3.15C	\$5567
Land relating to a state-controlled road	7.3.1A	\$2783
Development impacting on state transport infrastructure	7.3.2	\$5567
Land in or near a wetland	7.3.21A	\$2783
Removal, destruction or damage of marine plants	7.3.25	\$2783
		\$5567
		\$11 133
Particular development on SCL or potential SCL	7.3.27	\$2783
		\$5567
Particular development on SCL or potential SCL	7.3.28	\$2783
Particular development on SCL or potential SCL	7.3.29	\$11 133
Tidal works or work with a coastal management district	7.3.5	\$2783
Land designated for community infrastructure	7.3.6	\$2783
High risk levees	NEW	\$11 133

# Appendix H—Proposed Schedule 7A for preferred option (option 4)

## Brisbane core port land

Trigger	Rule	Applicable fee
Brisbane core port land		
Section 283ZP of the <i>Transport Infrastructure Act 1994</i> identifies the type of development for which the planning chief executive is the assessment manager.	<p>Fee for assessing development application for Brisbane core port land</p> <ol style="list-style-type: none"> <li>1. This section applies to a development application for development completely or partly on Brisbane core port land if—               <ol style="list-style-type: none"> <li>a. the development is assessable development under the Brisbane port LUP and the chief executive is the assessment manager; or</li> <li>b. the chief executive is the assessment manager</li> </ol> </li> </ol>	
	<p>For section 260(1)(d)(ii) of the Act, the prescribed fee for the development application is—</p> <ol style="list-style-type: none"> <li>1. for development that is consistent with the Brisbane port LUP and requires code assessment</li> </ol>	300%
	<ol style="list-style-type: none"> <li>2. for development that is inconsistent with the Brisbane port LUP and requires code assessment</li> </ol>	400%
	<ol style="list-style-type: none"> <li>3. for development that is inconsistent with the Brisbane port LUP and requires impact assessment</li> </ol>	800%

## Schedule 6 Triggers

**Table 2**

Trigger	Rule	Applicable fee
Airport land		
6.2.2	Airport land	50%

**Table 3**

Trigger	Rule	Applicable fee
<b>Environmentally relevant activities</b>		
6.3.1	For development for a relevant activity with an aggregate environmental score*:	
	1. between 0 and 25	50%
	2. between 26 and 74	100%
	3. greater than 75	400%
<b>Guide:</b>		
<i>*Aggregate environmental scores for relevant activities are stated in the Environmental Protection Regulation 2008 Schedule 2</i>		
<b>Intensive animal industry</b>		
	1. ERA 2 Intensive animal feed lotting	100%
	2. ERA 3 Pig keeping	100%
	3. ERA 4 Poultry farming	100%
<b>Vegetation clearing</b>		
6.3.2	Operational work that is the clearing of native vegetation for the—	
	1. High value agriculture	
	i. total area of clearing is 30 hectares or less with no clearing of endangered or of concern regional ecosystems	100%
	ii. total area of clearing is 30 hectares or less involving clearing of endangered or of concern regional ecosystems	200%
	iii. total area of clearing is greater than 30 hectares	400%
	2. Irrigated high value agriculture	
	i. total area of clearing is 30 hectares or less with no clearing of endangered or of concern regional ecosystems	100%
	ii. total area of clearing is 30 hectares or less involving clearing of endangered or of concern regional ecosystems	200%
	iii. total area of clearing is greater than 30 hectares	400%
	3. Necessary environmental clearing	200%
	Except where the clearing—	
	i. will restore the ecological and environmental condition of the land; or	Nil
	ii. is necessary to prepare for the likelihood of a natural disaster; or	Nil
	iii. will remove contaminants from land.	Nil

Trigger	Rule	Applicable fee
	4. Clearing native vegetation, other than for reconfiguring a lot or for a material change of use of premises:	
	i. for establishing a necessary fence, firebreak, road vehicular track or necessary built infrastructure where the total area of clearing is less than 5 hectares	100%
	ii. for fodder harvesting	100%
	iii. for thinning	100%
	iv. for clearing of encroachment	100%
	v. for controlling non-native plants or declared pests	Nil
	vi. for public safety	Nil
	5. Clearing for all other purposes	400%
	6. Application which includes a combination of 1, 2, 3, 4 or 5.	Combination of individual fee to a maximum fee of 400%
Taking or interfering with water		
6.3.3	1. Taking of water*	25%
	2. Interfering with water*	200%
<b>Guide:</b>		
<i>* An application that triggers both items 1 and 2 will require a fee which is the sum of the prescribed fee payable for items 1 and 2.</i>		
6.3.3A	1. Small scale :	100%
	a) typically farm dam or private dam applications; and	
	b) no PAR* or minimal PAR* up to 20 people (failure impact rating** - Nil or category 1); and	
	c) the proposed dam height range—10 metres to 20 metres; and	
	d) the proposed dam storage volume range—750 megalitres to 5000 megalitres; and	
	e) the project is not of state significance.	
	2. Medium scale:	200%
	a) typically larger private dam, local government, mining company; and	
	b) with downstream PAR* - 21 to 100 (failure impact rating**—category 1); and	
	c) proposed dam height >20metres, proposed dam storage volume >5000 megalitres; and	
	d) the project is not of state significance.	

Trigger	Rule	Applicable fee
	<p>3. Large scale:</p> <ul style="list-style-type: none"> <li>a) typically very large private dam, local government, state government; and</li> <li>b) downstream PAR* &gt;100 (failure Impact rating**—category 2), and</li> <li>c) small, medium or large community at risk; and</li> <li>d) the project is of state significance.</li> </ul> <p><b>Guide:</b>  <i>Failure impact assessment— is an assessment certified by a registered professional engineer of Queensland about the safety of a dam (existing or proposed). This determines the number of the population at risk (PAR).</i></p> <p><i>*PAR = population at risk (number of people at risk in the event of a failure of dam)</i></p> <p><i>**Failure impact rating = A dam that has been failure impact assessed has a failure impact rating of either (a) a category 1 (2 or more persons and not more than 100 persons at risk), or (b) a category 2 (more than 100 persons at risk)</i></p>	400%
Major hazard facilities		
6.3.4	For all applications	400%
Quarrying in a watercourse or lake		
6.3.5	For all applications	100%
Tidal works or work within a coastal management district		
6.3.6	1. For development that involves the disposal of dredge spoil or other solid waste material in tidal water or the construction of an artificial waterway	200%
	2. For development for coastal management purposes such as beach nourishment, dune fencing, revegetation of dunal areas with endemic native plants or stinger net enclosures; or for a purpose directly related to the provision of lifesaving or rescue services by a volunteer community organisation.	Nil
	3. For all other applications	100%
Development on a Queensland heritage place		
6.3.7	1. For all applications where the total cost of the development is up to and including \$1 000 000.	Nil
	1. For all applications where the total cost of the development is greater than \$1 000 000.	200%
Contaminated land management		

Trigger	Rule	Applicable fee
6.3.9	For all applications	100%
Aquaculture		
6.3.10	1. If— <ul style="list-style-type: none"> <li>a) Land-based aquaculture facilities (tanks, ponds or hatcheries) with no effluent discharge; or</li> <li>b) Non-intensive (no feeding) marine aquaculture on tidal land (Queensland waters) that is:               <ul style="list-style-type: none"> <li>- &lt;50 ha in area; and</li> <li>- development does not include any structures; and</li> <li>- a resource allocation authority* is held for the identical prescribed aquaculture.</li> </ul> </li> </ul>	100%
	2. If— <ul style="list-style-type: none"> <li>a) Land-based aquaculture (tanks, ponds and/or hatcheries) &lt;100 hectares in area and with effluent discharge; or</li> <li>b) Non-intensive (no feeding) marine aquaculture on tidal lands (Queensland waters):               <ul style="list-style-type: none"> <li>- development includes structures (eg. oysters or pearl culture); and</li> <li>- has no structures and is &gt; 50 hectares in area (eg. sea ranching scallop or bech-de-mer); and</li> <li>- for which a resource allocation authority* is not held for this prescribed aquaculture.</li> </ul> </li> </ul>	200%
	3. If— <ul style="list-style-type: none"> <li>a) Land-based aquaculture &gt;100hectares in area and with effluent discharge; or</li> <li>b) Intensive (feeding) marine aquaculture on intertidal or tidal lands (e.g. fish/crustacean culture in sea cages).</li> </ul>	400%
	<p><i>Guide</i></p> <p><i>*A resource allocation authority (RAA) is defined under section 76C of the Fisheries Act 1994.</i></p>	

Trigger	Rule	Applicable fee
Fisheries development other than aquaculture		
6.3.11	Removal, destruction or damage of marine plants	
	1. If—	
	a) <25 m <sup>2</sup> area of operational work (including any loss of tidal land) that is the removal, destruction or damage of marine plants; or	100%
	b) Operational work that is the removal, destruction or damage of marine plants from an area above the level of the highest astronomical tide (HAT); or	
	c) Operational work that is the removal, destruction or damage of marine plants for education or research purposes outside of the MPO <sub>5</sub> self-assessable code allowances	
	2. If—	200%
	a) 25 m <sup>2</sup> – 500 m <sup>2</sup> area of operational work (including any loss of tidal land) that is the removal, destruction or damage of marine plants; or	
	b) 25 m <sup>2</sup> –1500 m <sup>2</sup> area of operational work that is the removal, destruction or damage of marine plants not including loss of tidal land.	
	3. If—	400%
	a) >500 m <sup>2</sup> area of operational work (including any loss of tidal land) that is the removal, destruction or damage of marine plants; or	
	b) >1500 m <sup>2</sup> area of operational work that is the removal, destruction or damage of marine plants not including loss of tidal land; or	
	c) Strategic applications that cover multiple locations of operational works that is the removal, destruction or damage of marine plants	
	Waterway barrier works	
	1. If—	100%
	a) Waterway barrier works* on green systems** that do not comply with a self-assessable code, and are not primarily designed to impound waters (for example structure is to provide access across waterway); or	
	b) Construction of a waterway barrier with a valid fish movement exemption notice	

Trigger	Rule	Applicable fee
	2. If— <ol style="list-style-type: none"> <li>a) Waterway barrier works on amber** and red systems** that do not comply with a self-assessable code and are not primarily designed to impound waters (for example structure is to provide access across waterway); or</li> <li>b) Waterway barrier works that are bridges* on purple** and grey** systems</li> </ol>	200%
	3. If— <ol style="list-style-type: none"> <li>a) Waterway barrier works that are primarily designed to impound waters (for example dams and weirs); or</li> <li>b) Waterway barrier works (other than bridges) that occur on purple** and grey** systems and that do not comply with a self-assessable code; or</li> <li>c) Strategic applications that are for multiple waterway barrier works in multiple locations (for example linear development such as roads or pipelines involving multiple waterway crossings)</li> </ol>	400%
	4. For all other applications:	100%
	Fish habitat area works	
	1. Works or activities are identical to those described in a resource allocation authority*** that is held for the works.	50%
	2. A resource allocation authority*** has not been issued for the works (no Resource Allocation Authority or Resource Allocation Authority does not cover these entire works) and there is a <ol style="list-style-type: none"> <li>a) &lt;500 m<sup>2</sup> area of works including permanent loss of tidal land, or</li> <li>b) &lt;1500 m<sup>2</sup> area of works not including loss of tidal land</li> </ol>	200%

Trigger	Rule	Applicable fee
	3. A resource allocation authority*** has not been issued for the works (no resource allocation authority or resource allocation authority does not cover these entire works) and there is a : <ul style="list-style-type: none"> <li>a) &gt;500 m<sup>2</sup> area of works including permanent loss of tidal land, or</li> <li>b) &gt;1500 m<sup>2</sup> area of works not including loss of tidal land.</li> </ul>	400%

**Guide**

\* see also FHMOP008 for structures that are not considered waterway barrier works including some bridges

\*\* colours refer to waterways shown in the spatial data layer Queensland Waterways for Waterway Barrier Works (available through the Queensland Government Information Service)

\*\*\* A resource allocation authority (RAA) is defined under section 76C of the Fisheries Act 1994.

For a wild river area		
6.3.12	For all applications	100%
Development in a wetland protection area		
6.3.13	For all applications	100%

**Table 4**

Trigger	Rule	Applicable fee
Applications involving multiple jurisdictions		
6.4.1	For all applications	The sum of all relevant fees under Schedules 6, Tables 1 to 3.

**Table 5**

Trigger	Rule	Applicable fee
Decided by the minister		
6.5.1	For all applications	200%

**Table 6**

Trigger	Rule	Applicable fee
Concurrence agency assessment manager		
6.6.1	For all applications	The sum of any relevant fees under Schedules 7

## Schedule 7 triggers

**Table 1**

Trigger	Rule	Applicable fee
State-controlled road		
7.1.8	For all applications	100%
Coastal management districts		
7.1.11	For all applications	100%
Queensland heritage place		
7.1.12	1. For development where the value of work is up to \$1 000 000	Nil
	2. For development where the value of work is greater than \$1 000 000	200%
Public passenger transport		
7.1.14	For all applications	100%
Railways		
7.1.16	For all applications	100%

**Table 2**

Trigger	Rule	Applicable fee
Environmentally relevant activities		
7.2.1	For development for a relevant activity with an aggregate environmental score*—	
	1. between 0 and 25	50%
	2. between 26 and 74	100%
	3. greater than 75	400%
<p><i>Guide</i>            Aggregate environmental scores for relevant activities are stated in the Environmental Protection Regulation 2008, Schedule 2.</p>		
Intensive animal industry		
	1. ERA 2 Intensive animal feed lotting	100%
	2. ERA 3 Pig keeping	100%
	3. ERA 4 Poultry farming	100%
State-controlled road		
7.2.2	If—	
	1. under 50 lots	50%

Trigger	Rule	Applicable fee
	2. 51–200 lots	100%
	3. 201+ lots	200%
7.2.3	For all applications	100%
Clearing vegetation		
7.2.4	For all applications	200%
7.2.5	Operational work that is the clearing of native vegetation for the—	
	1. High value agriculture	
	i. total area of clearing is 30 hectares or less with no clearing of endangered or of concern regional ecosystems	100%
	ii. total area of clearing is 30 hectares or less involving clearing of endangered or of concern regional ecosystems	200%
	iii. total area of clearing is greater than 30 hectares	400%
	2. Irrigated high value agriculture	
	i. total area of clearing is 30 hectares or less with no clearing of endangered or of concern regional ecosystems	100%
	ii. total area of clearing is 30 hectares or less involving clearing of endangered or of concern regional ecosystems	200%
	iii. total area of clearing is greater than 30 hectares	400%
	3. Necessary environmental clearing	200%
	Except where the clearing—	
	i. will restore the ecological and environmental condition of the land; or	Nil
	ii. is necessary to prepare for the likelihood of a natural disaster; or	Nil
	iii. will remove contaminants from land.	Nil

Trigger	Rule	Applicable fee
	4. Clearing native vegetation, other than for reconfiguring a lot or for a material change of use of premises:	
	i. for establishing a necessary fence, firebreak, road vehicular track or necessary built infrastructure where the total area of clearing is less than 5 hectares	100%
	ii. for fodder harvesting	100%
	iii. for thinning	100%
	iv. for clearing of encroachment	100%
	v. for controlling non-native plants or declared pests	Nil
	vi. for public safety	Nil
	5. Clearing for all other purposes	400%
	6. Application which includes a combination of 1, 2, 3, 4 or 5.	Combination of individual fee to a maximum fee of 400%
<b>Major hazard facilities</b>		
7.2.8	If-	
	1. An existing major hazard facility	Nil
	2. A Tier 1 or 2 major hazard facility	25%
	3. A Tier 3 major hazard facility	200%
	<i>Guide</i>	
	<i>* Major hazard facility tiers are defined in Schedule 19 of the Work Health and Safety Regulation 2011.</i>	
<b>Taking or interfering with water</b>		
7.2.9	1. Taking of water	25%
	2. Interfering with water	200%
	<i>Guide:</i>	
	<i>An application that triggers both items 1 and 2 will require a fee which is the sum of the prescribed fee payable for items 1 and 2.</i>	
<b>Interfering with water in drainage and embankment areas or wild river flood plain management area</b>		
7.2.10	For all applications	50%
<b>Particular dams</b>		

Trigger	Rule	Applicable fee
7.2.11	<p>1. Small scale—</p> <ul style="list-style-type: none"> <li>f) typically farm dam or private dam applications; and</li> <li>g) no PAR* or minimal PAR* up to 20 people (failure impact rating**—Nil or Category 1); and</li> <li>h) the proposed dam height range—10 metres to 20 metres; and</li> <li>i) the proposed dam storage volume range—750 megalitres to 5000 megalitres; and</li> <li>j) the project is not of state significance.</li> </ul>	100%
	<p>2. Medium scale:</p> <ul style="list-style-type: none"> <li>e) typically larger private dam, local government, mining company; and</li> <li>f) with downstream PAR*—21 to 100 (failure impact rating**—Category 1); and</li> <li>g) proposed dam height &gt;20 metres, proposed dam storage volume &gt;5000 megalitres; and</li> <li>h) The project is not of state significance.</li> </ul>	200%
	<p>3. Large scale:</p> <ul style="list-style-type: none"> <li>e) typically very large private dam, local government, state government; and</li> <li>f) downstream PAR* &gt;100 (failure impact rating**— Category 2), and</li> <li>g) small, medium or large community at risk; and</li> <li>h) The project is of state significance.</li> </ul>	400%
	<p><i>Guide:</i>  <i>Failure impact assessment - is an assessment certified by an registered professional engineer of Queensland about the safety of a dam (existing or proposed). This determines the number of the population at risk (PAR).</i>  <i>*PAR = population at risk (number of people at risk in the event of a failure of dam)</i>   <i>**Failure impact rating = A dam that has been failure impact assessed has a failure impact rating of either (a) a category 1 (2 or more persons and not more than 100 persons at risk), or (b) a category 2 (more than 100 persons at risk)</i></p>	
	Removal of quarry material	
7.2.12	For all applications	100%
	Tidal works, or development in a coastal management district	
7.2.13	1. For development for tidal works for a private purpose* as defined by the Coastal Management Protection Regulation 2003	25%
	<p><i>Guide</i>  <i>* Private purpose means a purpose related only to either or both of the following—</i>  <i>(a) use of a boat for recreation;</i>  <i>(b) use of land only for residential purposes</i></p>	

Trigger	Rule	Applicable fee
	2. For development for coastal management purposes such as beach nourishment, dune fencing, revegetation of dunal areas with endemic native plants or stinger net enclosures; or for a purpose directly related to the provision of lifesaving or rescue services by a volunteer community organisation	Nil
	3. For development that involves the disposal of dredge spoil or other solid waste material in tidal water or the construction of an artificial waterway	200%
	4. For all other development.	100%
7.2.14	1. For development for large scale subdivisions involving the division of lots greater than 2 hectares in size and where 10 or more lots are being created.	400%
	2. For development involving reconfiguring of a lot in connection with the construction of an artificial waterway.	400%
	3. For all other development under the trigger 7.2.14 involving subdivision of an erosion prone area.	200%
7.2.15	1. Relates to private residential, pontoons, jetties and boat ramps.	50%
	2. All other applications	400%
Queensland heritage place		
7.2.19	1. For any single* or combination** of development where the total cost of the development is up to and including \$1 000 000.	Nil
	2. For any single* or combination** of development where the total cost of the development is greater than \$1 000 000.	200%
	<i>Guide</i>	
	<i>*Single means building work only or operational work only.</i>	
	<i>**Combination means more than one development activity including material change of use and/or reconfiguring a lot where these are combined with building works and/or operational works</i>	

Trigger	Rule	Applicable fee
<b>Contaminated land</b>		
7.2.22	1. For development on land for which an area management advice for unexploded ordnance has been given and: <ol style="list-style-type: none"> <li>a) an assessment has been conducted by an unexploded ordnance (UXO) consultant approved by the Department of Defence (DOD); or</li> <li>b) the development does not require an assessment due to the area management advice category for that land;</li> </ol>	50%
	2. For all other development	100%
7.2.23	1. For development in an area for which an area management advice has been given for natural mineralisation or industrial activity and there is no notifiable activity or presence of a further hazardous contaminant or history of industrial activity, that is not considered in the area management advice	50%
	2. For all other development under 7.2.23	100%
<b>Works or other development in or adjoining a fish habitat area</b>		
7.2.25	<b>Fish habitat area works</b>	
	1. Works or activities are identical to those described in a resource allocation authority* that is held for the works.	50%
	2. A resource allocation authority* has not been issued for the works (no resource allocation authority or resource allocation authority does not cover these entire works); and there is a : <ol style="list-style-type: none"> <li>a) &lt;500 m<sup>2</sup> area of works including permanent loss of tidal land, or</li> <li>b) &lt;1500 m<sup>2</sup> area of works not including loss of tidal land</li> </ol>	200%
	3. A resource allocation authority* has not been issued for the works (no resource allocation authority or resource allocation authority does not cover these entire works) and there is a: <ol style="list-style-type: none"> <li>a) &gt;500 m<sup>2</sup> area of works including permanent loss of tidal land, or</li> <li>b) &gt;1500 m<sup>2</sup> area of works not including loss of tidal land</li> </ol>	400%
<p><i>Guide:</i>            *A resource allocation authority (RAA) is defined under section 76C of the Fisheries Act 1994.</p>		

Trigger	Rule	Applicable fee
7.2.26	Fish habitat area works	
	1. Works or activities are identical to those described in a resource allocation authority* that is held for the works.	50%
	2. A resource allocation authority* has not been issued for the works (no resource allocation authority or resource allocation authority does not cover these entire works); and there is a : <ul style="list-style-type: none"> <li>a) &lt;500 m<sup>2</sup> area of works including permanent loss of tidal land, or</li> <li>b) &lt;1500 m<sup>2</sup> area of works not including loss of tidal land</li> </ul>	200%
	1. A resource allocation authority* has not been issued for the works (no resource allocation authority or resource allocation authority does not cover these entire works) and there is a : <ul style="list-style-type: none"> <li>a) &gt;500 m<sup>2</sup> area of works including permanent loss of tidal land, or</li> <li>b) &gt;1500 m<sup>2</sup> area of works not including loss of tidal land</li> </ul>	400%
<p><i>Guide:</i>  *A resource allocation authority (RAA) is defined under section 76C of the Fisheries Act 1994.</p>		
7.2.27	Fish habitat area works	
	1. Works or activities are identical to those described in a resource allocation authority* that is held for the works.	
	2. A resource allocation authority* has not been issued for the works (no resource allocation authority or resource allocation authority does not cover these entire works); and there is a : <ul style="list-style-type: none"> <li>a) &lt;500 m<sup>2</sup> area of works including permanent loss of tidal land, or</li> <li>b) &lt;1500 m<sup>2</sup> area of works not including loss of tidal land</li> </ul>	200%
	3. A resource allocation authority* has not been issued for the works (no resource allocation authority or resource allocation authority does not cover these entire works) and there is a: <ul style="list-style-type: none"> <li>a) &gt;500 m<sup>2</sup> area of works including permanent loss of tidal land, or</li> <li>b) &gt;1500 m<sup>2</sup> area of works not including loss of tidal land</li> </ul>	400%
<p><i>Guide:</i>  *A resource allocation authority (RAA) is defined under section 76C of the Fisheries Act 1994.</p>		

Trigger	Rule	Applicable fee
Certain aquaculture		
7.2.28	<p>1. If—</p> <p>a) Land-based aquaculture facilities (tanks, ponds or hatcheries) with no effluent discharge; or</p> <p>b) Non-intensive (no feeding) marine aquaculture on tidal land (Queensland waters):</p> <ul style="list-style-type: none"> <li>- that is &lt;50 ha in area; and</li> <li>- development does not include any structures; and</li> <li>- a resource allocation authority* is held for the identical prescribed aquaculture</li> </ul>	100%
	<p>2. If—</p> <p>a) Land-based aquaculture (tanks, ponds and/or hatcheries) &lt;100 hectares in area and with effluent discharge; or</p> <p>b) Non-intensive (no feeding) marine aquaculture on tidal lands (Queensland waters):</p> <ul style="list-style-type: none"> <li>- development includes structures (e.g. oysters or pearl culture); and</li> <li>- has no structures and is &gt; 50 hectares in area (e.g. sea ranching scallop or bech-de-mer); and</li> <li>- for which a resource allocation authority* is not held for this prescribed aquaculture.</li> </ul>	200%
	<p>3. If—</p> <p>a) Land –based aquaculture &gt;100 hectares in area and with effluent discharge; or</p> <p>b) Intensive (feeding) marine aquaculture on intertidal or tidal lands (e.g. fish/crustacean culture in sea cages).</p> <p><i>Guide</i> *A resource allocation authority (RAA) is defined under section 76C of the Fisheries Act 1994.</p>	400%
Constructing or raising waterway barrier works		
7.2.29	<p>1. If—</p> <p>a) Waterway barrier works* on green systems** that do not comply with a self-assessable code, and are not primarily designed to impound waters (for example structure is to provide access across waterway); or</p> <p>b) Construction of a waterway barrier with a valid fish movement exemption notice</p>	100%

Trigger	Rule	Applicable fee
	2. If— <ul style="list-style-type: none"> <li>a) Waterway barrier works on amber** and red systems** that do not comply with a self-assessable code and are not primarily designed to impound waters (for example structure is to provide access across waterway); or,</li> <li>b) Waterway barrier works that are bridges* on purple** and grey** systems</li> </ul>	200%
	3. If— <ul style="list-style-type: none"> <li>a) Waterway barrier works that are primarily designed to impound waters (for example dams and weirs); or</li> <li>b) Waterway barrier works (other than bridges) that occur on purple** and grey** systems and that do not comply with a self-assessable code; or</li> <li>c) Strategic applications that are for multiple waterway barrier works in multiple locations (for example linear development such as roads or pipelines involving multiple waterway crossings)</li> </ul>	400%
	4. For all other applications: <p><i>Guide</i></p> <p><i>* see also FHMOPoo8 for structures that are not considered waterway barrier works including some bridges.</i></p> <p><i>** colours refer to waterways shown in the spatial data layer Queensland Waterways for Waterway Barrier Works (available through the Queensland Government Information Service).</i></p>	100%
Removal, destruction or damage of marine plants		
7.2.30	1. If— <ul style="list-style-type: none"> <li>a) &lt;25 m<sup>2</sup> area of operational work (including any loss of tidal land) that is the removal, destruction or damage of marine plants or,</li> <li>b) Operational work that is the removal, destruction or damage of marine plants from an area above the level of the highest astronomical tide (HAT); or,</li> <li>c) Operational work that is the removal, destruction or damage of marine plants for education or research purposes outside of the MPO5 self-assessable code allowances.</li> </ul>	100%

Trigger	Rule	Applicable fee
	<p>2. If—</p> <p>a) 25 m<sup>2</sup>–500 m<sup>2</sup> area of operational work (including any loss of tidal land) that is the removal, destruction or damage of marine plants; or</p> <p>b) 25 m<sup>2</sup>–1500 m<sup>2</sup> area of operational work that is the removal, destruction or damage of marine plants not including loss of tidal land.</p>	200%
	<p>3. If—</p> <p>a) &gt;500 m<sup>2</sup> area of operational work (including any loss of tidal land) that is the removal, destruction or damage of marine plants; or</p> <p>b) &gt;1500 m<sup>2</sup> area of operational work that is the removal, destruction or damage of marine plants not including loss of tidal land; or</p> <p>c) Strategic applications that cover multiple locations of operational works that is the removal, destruction or damage of marine plants.</p>	400%
7.2.31	<p>1. If—</p> <p>a) &lt;25 m<sup>2</sup> area of operational work (including any loss of tidal land) that is the removal, destruction or damage of marine plants or,</p> <p>b) Operational work that is the removal, destruction or damage of marine plants from an area above the level of the highest astronomical tide (HAT); or,</p> <p>c) Operational work that is the removal, destruction or damage of marine plants for education or research purposes outside of the MPo5 self-assessable code allowances.</p>	100%
	<p>2. If—</p> <p>a) 25 m<sup>2</sup>–500 m<sup>2</sup> area of operational work (including any loss of tidal land) that is the removal, destruction or damage of marine plants; or</p> <p>b) 25 m<sup>2</sup>–1500 m<sup>2</sup> area of operational work that is the removal, destruction or damage of marine plants not including loss of tidal land.</p>	200%

Trigger	Rule	Applicable fee
	<p>3. If—</p> <ul style="list-style-type: none"> <li>a) &gt;500 m<sup>2</sup> area of operational work (including any loss of tidal land) that is the removal, destruction or damage of marine plants; or</li> <li>b) &gt;1500 m<sup>2</sup> area of operational work that is the removal, destruction or damage of marine plants not including loss of tidal land; or</li> <li>c) Strategic applications that cover multiple locations of operational works that is the removal, destruction or damage of marine plants.</li> </ul>	400%
7.2.32	<p>1. If—</p> <ul style="list-style-type: none"> <li>a) &lt;25 m<sup>2</sup> area of operational work (including any loss of tidal land) that is the removal, destruction or damage of marine plants or,</li> <li>b) Operational work that is the removal, destruction or damage of marine plants from an area above the level of the highest astronomical tide (HAT); or,</li> <li>c) Operational work that is the removal, destruction or damage of marine plants for education or research purposes outside of the MPO5 self-assessable code allowances.</li> </ul>	100%
	<p>2. If—</p> <ul style="list-style-type: none"> <li>a) 25 m<sup>2</sup>–500 m<sup>2</sup> area of operational work (including any loss of tidal land) that is the removal, destruction or damage of marine plants; or</li> <li>b) 25 m<sup>2</sup> –1500 m<sup>2</sup> area of operational work that is the removal, destruction or damage of marine plants not including loss of tidal land.</li> </ul>	200%
	<p>3. If—</p> <ul style="list-style-type: none"> <li>a) &gt;500 m<sup>2</sup> area of operational work (including any loss of tidal land) that is the removal, destruction or damage of marine plants; or</li> <li>b) &gt;1500 m<sup>2</sup> area of operational work that is the removal, destruction or damage of marine plants not including loss of tidal land; or</li> <li>c) Strategic applications that cover multiple locations of operational works that is the removal, destruction or damage of marine plants.</li> </ul>	400%

Trigger	Rule	Applicable fee
<b>Public passenger transport</b>		
7.2.33	For all applications	50%
<b>Railways</b>		
7.2.34	1. Applications interfering with or impacting on the rail corridor - meaning land sloping to the corridor, proposing to discharge stormwater onto the corridor or proposing access over or under the corridor.	100%
	2. All other applications.	50%
<b>State-controlled transport tunnel</b>		
7.2.34A	For all applications	200%
<b>Regional plans</b>		
7.2.39	For all applications	50%
<b>Certain agricultural or animal husbandry activities in a wild river area</b>		
7.2.41	For all applications	100%
7.2.42	For all applications	100%
<b>Land in or near a wetland</b>		
7.2.43A	For all applications	100%
7.2.43B	For all applications	100%

**Table 3**

Trigger	Rule	Applicable fee
<b>State-controlled road</b>		
7.3.1	1. No vehicular access to state-controlled road.	50%
	2. Vehicular access to state-controlled road via driveway.	100%
	3. Application requiring a new intersection, intersection works or road works (beyond a single crossover)	200%
7.3.1A	For all applications	100%
<b>Development impacting on state transport infrastructure</b>		

Trigger	Rule	Applicable fee
7.3.2	For all applications	200%
Coastal management districts		
7.3.5	For all applications	100%
Land designated for community infrastructure		
7.3.6	For all applications	100%
Clearing vegetation		
7.3.10	For all applications	200%
Contaminated land		
7.3.11	For all applications	50%
Regional plans		
7.3.12	For all applications	50%
Public passenger transport		
7.3.14	1. Multi-modal applications and applications triggering bus interchanges or infrastructure.	100%
	2. All other applications.	50%
Railways		
7.3.15A	1. Applications interfering with or impacting on the rail corridor - meaning land sloping to the corridor, proposing to discharge stormwater onto the corridor or proposing access over or under the corridor.	100%
	2. All other applications.	50%
7.3.15B	For all applications	100%
State-controlled transport tunnel		
7.3.15C	For all applications	200%
Land in or near a wetland		
7.3.21A	For all applications	100%
Removal, destruction or damage of marine plants		
7.3.25	1. If— a) <25 m <sup>2</sup> area of operational work (including any loss of tidal land) that is the removal, destruction or damage of marine plants; or	100%

Trigger	Rule	Applicable fee
	<ul style="list-style-type: none"> <li>b) Operational work that is the removal, destruction or damage of marine plants from an area above the level of the highest astronomical tide (HAT); or</li> <li>c) Operational work that is the removal, destruction or damage of marine plants for education or research purposes outside of the MPO5 self-assessable code allowances</li> </ul>	
	2. If— <ul style="list-style-type: none"> <li>a) 25 m<sup>2</sup>–500 m<sup>2</sup> area of operational work (including any loss of tidal land) that is the removal, destruction or damage of marine plants; or</li> <li>b) 25 m<sup>2</sup>–1500 m<sup>2</sup> area of operational work that is the removal, destruction or damage of marine plants not including loss of tidal land.</li> </ul>	200%
	3. If— <ul style="list-style-type: none"> <li>a) &gt;500 m<sup>2</sup> area of operational work (including any loss of tidal land) that is the removal, destruction or damage of marine plants; or</li> <li>b) &gt;1500 m<sup>2</sup> area of operational work that is the removal, destruction or damage of marine plants not including loss of tidal land; or</li> <li>c) Strategic applications that cover multiple locations of operational works that is the removal, destruction or damage of marine plants</li> </ul>	400%
Particular development on SCL or potential SCL		
7.3.27	A material change of use of premises completely or partly on SCL or potential SCL—	
	1. A Development footprint of <3000m <sup>2</sup> which resulting in a permanent impact on SCL or potential SCL; or	100%
	2. A Development footprint of >3000m <sup>2</sup> resulting in permanent impact on SCL or potential SCL; or	200%
	3. A Development which results in a temporary impact on SCL or potential SCL.	200%
	4. A development which includes a combination of items 1, 2, or 3.	200%
7.3.28	For all applications	100%
7.3.29	For all applications	400%

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# Abbreviations

ABS	Australian Bureau of Statistics
ATO	Australian Taxation Office
BCC	Brisbane City Council
CBA	Cost benefit analysis
CBRC	Cabinet Budget Review Committee
DA	Development Assessment
DAFF	Department of Agriculture, Fisheries and Forestry
DEHP	Department of Environment and Heritage Protection
DJAG	Department of Justice and the Attorney General
DNRM	Department of Natural Resources and Mines
DSDIP	Department of State Development Infrastructure and Planning
DTMR	Department of Transport and Main Roads
ERA	Environmentally relevant activities
FCRC	Fraser Coast Regional Council
HAT	Highest Astronomical Tide
ICC	Ipswich City Council
ICT	Information Communications Technology
IDAS	Integrated Development Assessment System
LUP	Brisbane Port Land Use Plan
NPRSR	National Parks, Recreation, Sport and Racing
OBPR	Office of Best Practice Regulation
PAR	Population at Risk
QPP	Queensland Planning Provisions
QTC	Queensland Treasury Corporation
QTT	Queensland Treasury and Trade
RAA	Resource Allocation Authority
RIS	Regulatory Impact Statement
SARA	State Assessment and Referral Agency
SAU	Standard Assessment Unit
SCL	Strategic cropping land
SCRC	Sunshine Coast Regional Council
SP Regulation	Sustainable Planning Regulation 2009
SPA	Sustainable Planning Act 2009
TIA	Transport Infrastructure Act 1994

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# Glossary

Trigger assessment	The process of assessing a state interest which is identified in Schedules 6 and 7 of the SP Regulation
Trigger breakdown	The process of creating sub-categories within a trigger based on a set of business rules which determine which fee an application pays within a trigger

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## References

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