



D-35-2016 Request for Reduction in Application Fees

Other Change to a Preliminary Approval for a Material Change of Use — Park Residential and Business Zone uses

Ordinary Meeting — 4 August 2026

Dawson Road, Glenlee (Lots 3, 6 and 7 on RP601965, Lots 11 and 12 on SP196244, and Lot 19 on RP600698)

Background — The Request

- RPS AAP Consulting Pty Ltd, on behalf of their client P D Dunbar, has made representations to Council seeking a reduction in the development application fee of \$917,325.75. The application was lodged with Council on 24 April 2026.
- The applicant contends the fee does not represent cost recovery, and that the application is an Other Change to an existing Preliminary Approval rather than a Development Permit for Reconfiguring a Lot, so should not be charged in the same manner as a subdivision application.
- The proposal does not alter the approved development footprint, but seeks to introduce additional residential precincts and reduce the minimum lot size to provide greater flexibility for future development.
- Assessment is therefore expected to be limited to the proposed amendments — the appropriateness of revised lot sizes, servicing requirements and traffic impacts — rather than a full assessment of a new subdivision.
- The applicant notes other Queensland councils adopt lower or capped fees for similar applications, and submits that a fee in the order of \$100,000 would more appropriately reflect the level of assessment required.

Information on Fees and Charges

Description of Fee	Amount
Change application (other change) — full application fee as if the application were a new application	\$1,221,001.00
<i>Reconfiguring a lot base fee \$2,173.00, plus \$676.00 per lot × 1,803 lots (\$1,218,828.00)</i>	
Application for Preliminary Approval (variation approval) — 75% of the standard application fee	\$915,750.75
Applications involving impact assessment — section 45(5), Planning Act 2016	\$1,575.00
Total fee payable	\$917,325.75

Previous Decisions — Fee Reductions

- Council has applied fee reductions over recent years for preliminary approvals and development permits, based on site areas and in line with reasonable cost-recovery considerations.
- D-403-2025 and D-466-2025 — retirement facilities (resolutions 3 February 2026): reduced to \$37,686.00 from \$151,851.00 and to \$42,145.00 from \$164,824.00, with per dwelling charges reduced to \$110.00.
- D-369-2023 — relocatable home park (16 January 2024): reduced to \$45,941.00 from \$77,041.00, with the per dwelling charge reduced to \$150.00.
- D-514-2022 — preliminary approval, relocatable home park and reconfiguring a lot (25 October 2022): reduced to \$95,500.00 from \$366,530.00, halving the per dwelling charge and reducing the per lot charge by 25%.
- D-207-2022 — reconfiguring a lot (404 lots) and preliminary approval (21 June 2022): reduced to \$150,000.00 from \$502,937.00, in line with Mackay, Townsville and Cairns fees and charges.
- Other reductions include D-364-2022 (\$68,822.00 from \$134,678.00), D-439-2021 (\$31,791.00 from \$127,163.00) and D-239-2021, Clarke Creek Wind Farm (\$20,000.00 from \$80,893.00).

Considerations

- **Engagement and consultation** — consultation has been undertaken with the Development Assessment team in relation to this matter.
- **Budget implications** — the budget has been developed on the basis of recuperating the operating costs associated with administering the development assessment process. Officers consider the recommended reduction appropriate and adequate to cover the cost of the assessment associated with this matter.
- **Legislative context** — consideration of this request is pursuant to the Planning Act 2016 and the Local Government Act 2009, with cost recovery allowable under section 97(4) of the Local Government Act 2009.
- **Risk assessment** — a financial risk applies in terms of not recuperating the full fee prescribed under the fees and charges, and a possible precedent set by such a determination.
- **Corporate Plan** — Vibrant Culture & Healthy Community. The outcome is still achieved through assessment of the application; the request relates only to the fee, to ensure it is applied on a cost-recovery and equitable basis.

Recommendation & Conclusion

- Officers have considered the applicant's request and support a reduced fee as appropriate and adequate to cover the cost of the assessment associated with the development application.
- The proposed fee of \$100,000.00 represents the approximate value of the Preliminary Approval application fee indexed to the Producer Price Index (PPI).
- **Officer recommendation:** THAT Council resolve to accept an application fee of \$100,000.00 for the Development Application, on the basis of the proposed fee representing the approximate value of the Preliminary Approval application fee indexed to Producer Price Index (PPI) and being representative of cost recovery allowable under section 97(4) of the Local Government Act 2009.