

Guideline to State development area fees

September 2020

State development areas

State development areas (SDAs) are clearly defined areas of land established by the state government to promote economic development in Queensland.

Each SDA is subject to a development scheme, a regulatory document that controls planning and development within that SDA.

Each development scheme regulates development differently, depending upon when each development scheme came into effect. It is important to read the relevant development scheme closely to understand the development that is regulated by the development scheme, and the types of applications or requests that can be made under that scheme.

SDA applications and requests

The types of applications and requests that can be made under a development scheme are listed in Appendix 1 – schedule of fees.

Some development schemes may use different terms than contained within Appendix 1, but the schedule covers all applications and requests within all development schemes.

Schedule of fees

Fees are set by the *State Development and Public Works Organisation Regulation 2020* (Regulation). The fees apply to all applications and requests made to the Coordinator-General in the following SDAs:

- Abbot Point SDA
- Bromelton SDA
- Bundaberg SDA
- Cairns South SDA

- Callide Infrastructure Corridor SDA
- Galilee Basin SDA
- Gladstone SDA
- Queensland Children's Hospital SDA
- Stanwell-Gladstone Infrastructure Corridor SDA
- Surat Basin Infrastructure Corridor SDA
- Townsville SDA

Appendix 1 specifies the fees as per the Regulation and includes any fee increase which is made in line with the consumer price index (CPI). The CPI is based on the all-groups index for Brisbane published by the Australian Bureau of Statistics.

For developments with more than one aspect of development, a combined fee may be charged.

All fees are exempt from goods and services tax (GST).

Making an SDA application or request

Proponents should refer to the relevant development scheme for information on the types of applications or requests that can be made in that particular SDA.

Generally, to make an application or request, the proponent is required to submit:

- a completed SDA application or request form (using the appropriate online form available at www.statedevelopment.qld.gov.au/sda)
- all relevant documentation
- payment of the relevant fee.

Applications and requests that are not properly made cannot be accepted by the Coordinator-General.

Appendix 2 contains advice on how to determine the relevant fee as per Appendix 1 based upon the



development defined in the relevant development scheme.

Proponents are advised to request a pre-lodgement consideration prior to making an SDA application or request.

Request for waiver or refund

Waivers

Prior to making an application or request, a proponent may, in writing, request that the Coordinator-General waive all or part of the relevant fee. This request must provide sufficient grounds for the waiver.

In determining whether all or part of the fee should be waived, the Coordinator-General will consider the following matters:

- whether the proposed development has already undergone a separate assessment process
- whether the proposed use is ancillary¹ to the predominant existing use
- whether strict application of the schedule of fees would be unreasonable in the circumstances
- whether the development is proposed by a local government or Queensland Government agency and is associated with the predominant existing development of the site and the development is in the public interest.

If a waiver is granted by the Coordinator-General it is only valid for six months, despite any future variations to the fees and this Guideline.

Refunds

If a proponent has incorrectly lodged or overpaid the fees associated with an SDA application or request or decides to withdraw their SDA application or request, they may ask the Coordinator-General in writing to refund all or part of the application or request fee.

For incorrectly lodged or overpaid fees, the proponent must request the full refund as soon as possible before any assessment has been undertaken by the SDA Division.

If assessment has commenced and if the Coordinator-General agrees to a partial refund, the amount refunded will be based on how far through the assessment process the application or request has progressed or any other relevant matter, such as the extent of work that has been undertaken by the SDA Division.

The request for a refund associated with a withdrawal of an SDA application or request must be lodged at least two days before the Coordinator-General's decision; fees are not refundable once a decision has been made.

How to pay

Payment of fees can be made via credit card or direct deposit.

Payment by Visa, MasterCard or American Express can be made via the secure online form.

Alternatively, applicants may make a direct deposit into the Department's bank account:

Account name	State Development, Tourism and Innovation
BSB	064-013
Account no	10007096
Reference	SDA proponent's name e.g. SDASmithJonesPL.

If the relevant fee is paid by direct deposit after the online form is submitted, notify the SDA Division when the payment is made.

Contact details

For further information or to request a pre-lodgement meeting please contact the Office of the Coordinator-General's SDA Division on 1800 001 048 or via sdainfo@coordinatorgeneral.qld.gov.au

The Coordinator-General
Department of State Development, Tourism and Innovation
PO Box 15517, City East Qld 4002

www.statedevelopment.qld.gov.au/sda

¹ 'Ancillary' means the use of premises associated with, but incidental and subordinate to, the predominant existing

use. The Coordinator-General decides whether a proposed use is an ancillary use.

Appendix 1 Schedule of fees

Matter for which fee is payable	Amount of fee (up to 30 June 2021)
Making an SDA application under an approved development scheme for an SDA—particular uses	
SDA application for a material change of use for any of the following uses ² –	
a) extractive industry	\$51,598
b) industry other than an extractive industry	\$86,000
c) gas transportation infrastructure facility	\$51,598
d) infrastructure facility other than a gas transportation infrastructure facility	\$74,530
Making an SDA application under an approved development scheme for an SDA—other uses	
Application for approval of any other material change of use under the Act	\$51,598
Making an SDA application under an approved development scheme for an SDA—other development	
SDA application for reconfiguring a lot if the number of lots created is–	
a) 5 or less	\$5516
b) 6 lots	\$6067
c) 7 lots	\$6619
d) 8 lots	\$7171
e) 9 lots	\$7722
f) 10 lots	\$8274
g) more than 10 lots	\$8825
SDA application for operational work is–	
a) if the construction work ³ is less than \$500 000	2.5% of the construction cost (minimum of \$5000)
b) if the construction work ³ is \$500 000 or more	\$12,500 and 1.5% of the construction cost that is more than \$500,000 (maximum of \$200,000)
SDA application for all other development	\$49,643

² Defined terms that fall under the terms ‘extractive industry’, ‘industry’ and ‘gas transportation infrastructure facility’ uses vary between development schemes see Appendix 2 for further information.

³ The construction cost of operational work means an amount that is the total cost of the operational work stated in a document and certified by a person registered as a professional engineer under the *Professional Engineers Act 2002*. This document is to be included with the SDA application.

Note: For an SDA application for operational work that is native vegetation clearing not associated with construction, the fee for the application is based upon the total cost of the vegetation clearing to be undertaken. The total cost of the operational work is to be stated in the SDA application and be accompanied by documentation demonstrating the total cost of the work.

Matter for which fee is payable	Amount of fee (up to 30 June 2021)
Applications and requests for other matters under an approved development scheme for an SDA	
Request to state a later currency period ⁴	\$2206
Request for a minor change to an SDA application	\$5733
Request to carry out a prior affected development ⁵	\$2293
Request for pre-lodgement consideration (written advice) ⁶	5% of application fee for proposed development ⁷
Change application for an SDA approval	fee payable for an SDA application
Change application for an SDA approval (minor change) ⁸	25% of fee payable for an SDA application
Request to approve a plan for a reconfiguration under an SDA approval ⁹ –	
a) if the plan is for no more than 5 lots	\$276
b) if the plan is for more than 5 lots but less than 11 lots	\$552
c) if the plan is for 11 lots or more	
i for the first 11 lots	\$552
ii for each additional lot	\$110

⁴ In some development schemes, this is referred to as a request to change a currency period.

⁵ In some development schemes, this is referred to as an application for approval of an authorised use, alternative lawful use or approved use.

⁶ No fee for pre-lodgement consideration where written advice is not requested.

⁷ The fee will be credited to any subsequent SDA application fee.

⁸ In some development schemes, this is referred to as making a minor change to an approval.

⁹ In some development schemes, this is referred to as a request for approval of a plan of subdivision.

Appendix 2 Fees within an SDA: definition of uses

Use of land category (as per Appendix 1)	SDA	Use referred to in development scheme
Extractive industry	Abbot Point	Extractive industry
	Bromelton	Extractive industry
	Galilee Basin	Extractive industry
	Gladstone	Extractive industry
	Townsville	Extractive industry
Industry other than an extractive industry	Abbot Point	High impact industry Intensive animal industry Intensive horticulture Medium impact industry Special industry
	Bromelton	Aquaculture High impact industry Intensive animal industry Intensive horticulture Medium impact industry Special industry
	Bundaberg	Aquaculture High impact industry Marine industry Medium impact industry Special industry
	Cairns South	High impact industry Intensive horticulture Low impact industry Medium impact industry Special industry
	Galilee Basin	High impact industry Medium impact industry Power station Resource activity Special industry
	Gladstone	High impact industry Medium impact industry Special industry
	Townsville	High impact industry Low impact industry Medium impact industry Special industry
Gas transportation infrastructure facility	Callide Infrastructure Corridor	Gas transportation infrastructure

Use of land category (as per Appendix 1)	SDA	Use referred to in development scheme
Infrastructure facility other than a gas transportation infrastructure facility	Abbot Point	Air services Infrastructure corridor Linear infrastructure facility Major electricity infrastructure Port facilities Rail infrastructure Renewable energy facility Residue storage facility Substation Telecommunications facility Transport depot Utility installation
	Bromelton	Major electricity infrastructure Renewable energy facility Substation Telecommunication facility Transport depot Utility installation
	Bundaberg	Linear infrastructure facility Major electricity infrastructure Port facilities Renewable energy facility Substation Telecommunication facility Transport depot Utility installation
	Cairns South	Freight terminal Major electricity infrastructure Renewable energy facility Substation Telecommunications facility Transport depot Utility installation
	Callide Infrastructure Corridor	Services infrastructure
	Galilee Basin	Air services Bulk materials transport facility Major electricity infrastructure Other rail infrastructure Rail infrastructure Rail transport infrastructure Substation Telecommunications facility Transport depot Utility installation

Use of land category (as per Appendix 1)	SDA	Use referred to in development scheme
Infrastructure facility other than a gas transportation infrastructure facility	Gladstone	Infrastructure facility Linear infrastructure facility Major electricity infrastructure Rail marshalling yard Renewable energy facility Residue storage facility Substation Telecommunications facility Transport depot Utility installation
	Queensland Children's Hospital	Major utility Minor utility
	Stanwell to Gladstone Infrastructure Corridor	Materials transportation and services infrastructure
	Surat Basin Infrastructure Corridor	Infrastructure facility Rail infrastructure Services infrastructure
	Townsville	Freight terminal Infrastructure facility Renewable energy facility Service station Substation Telecommunications facility Transport depot Utility installation

Use of land category (as per Appendix 1)	Use referred to in development scheme
SDA application for any other material change of use	All other uses not specified above.