

# Development Assessment Fees and Charges Schedule <sup>1</sup>

Effective from – 1 January 2017

*Prepared under the Economic Development Act 2012*

This schedule, consisting of Part A and Part B, comes into effect on **1 January 2017** and supersedes all previous Economic Development Queensland (EDQ) development assessment fee schedules.

**Part A** sets out the fees and charges payable to EDQ for–

- assessing a Priority Development Area (PDA) development application against a PDA development scheme (for material change of use, reconfiguring a lot, operational work and building work)
- compliance assessment against a PDA development condition
- sealing of a plan of subdivision
- changing or withdrawal of a PDA development application
- changing or cancelling a PDA development approval
- extension of the currency period for a PDA development approval
- road closures, and
- considering a permit application for interfering with vegetation under a bylaw.

These fees and charges are imposed to recover, in part, costs incurred by EDQ for processing and considering the application.

In some instances, the assessment of an application categorised as Standard 3, Standard 4 or Major may require input from a specialist consultant (e.g. an acoustic consultant, hydraulics engineer or architect). In this instance, an additional assessment fee will be charged for the application. The applicant will be advised by EDQ Development Assessment staff where this is required for a particular development application and the amount of the additional fee.

**Part B** sets out the fees payable to EDQ to recover the costs of making and amending the relevant PDA development scheme. The payment applies at either lodgement of a PDA development application or sealing of a plan of subdivision. The timing of payment for the Part B fee is set out in Part B of this schedule.

This fee schedule includes the applicable treasury indexation rates for the 2013/14, 2014/15, 2015/16 and 2016/17 financial years. A substantial review of the fees is scheduled for completion prior to the commencement of the 2017/18 financial year.

**THE APPLICABLE ASSESSMENT FEE FOR A PARTICULAR APPLICATION IS TO BE CONFIRMED BY AN EDQ DEVELOPMENT ASSESSMENT OFFICER PRIOR TO PAYMENT.**

#### *Delegations*

*Where responsibility for processing and considering a PDA development application has been delegated to a local government, the local government is responsible for setting the applicable fees. For information about the relevant fee contact the relevant local government for the PDA.*

<sup>1</sup> A 50% discount of the applicable fee is available to a registered not-for-profit organisation.

The applicable assessment fee is to be confirmed by an EDQ Development Assessment officer prior to payment.

## PART A Assessment Fees

For Material Change of Use (MCU), Reconfiguring a Lot (RoL), Operational Work and Building Work (BW)			
Application Category		Fee (\$)	Examples <i>Applications likely to accord with the Application Category in Column 1</i>
<b>Minor</b>  An application for development that is: <ul style="list-style-type: none"> <li>minor in nature, and</li> <li>does not necessitate specialist consultant input.</li> </ul>	1	620	<ul style="list-style-type: none"> <li>Minor building work</li> <li>Extension of a detached dwelling or multi-unit dwelling</li> <li>Sales office</li> <li>Rearrangement of boundaries</li> <li>Minor operational work (e.g. filling and/or excavation for a detached dwelling)</li> </ul>
	2	2,500	<ul style="list-style-type: none"> <li>Extensions (other than for a detached dwelling or multi-unit dwelling) to existing lawful uses</li> <li>Multi-unit residential development – up to 10 dwellings and 1,000m<sup>2</sup> gross floor area (GFA)</li> <li>Landing (pontoon)</li> <li>Subdivision – creating up to 4 new lots</li> </ul>
<b>Standard</b>  An application for development that: <ul style="list-style-type: none"> <li>is of moderate scale</li> <li>generally complies with the relevant Development Scheme, and</li> <li>may require specialist consultant input and Design Review Panel consideration.</li> </ul>	1	6,200	<ul style="list-style-type: none"> <li>Multi-unit residential development – between 11 and 50 dwellings and 1,001 and 5,000m<sup>2</sup> gross floor area (GFA)</li> <li>Retail development – up to 3,000m<sup>2</sup> of GFA</li> <li>Office/commercial development or health care services – up to 5,000m<sup>2</sup> of GFA</li> <li>Industrial development – up to 3,000m<sup>2</sup> of GFA</li> <li>Childcare centre, community facility or educational establishment</li> <li>Non-resident worker accommodation<sup>2</sup> – up to 50 dwellings</li> <li>Subdivision – creating between 5 and 20 lots, without a Plan of Development (PoD)</li> <li>Operational work for subdivision up to 20 new lots</li> <li>Operational work for significant filling and excavation for a residential or commercial use</li> </ul>
	2	12,400 <sup>3</sup>	<ul style="list-style-type: none"> <li>Multi-unit residential development – between 51 and 120 dwellings and 5,001 and 10,000m<sup>2</sup> of gross floor area (GFA)</li> <li>Retail development – between 3,001 and 6,000m<sup>2</sup> of GFA</li> <li>Office/commercial development – between 5,001 and 10,000m<sup>2</sup> of GFA</li> <li>Industrial development – between 3,001 and 6,000m<sup>2</sup> of GFA</li> <li>Subdivision creating: <ul style="list-style-type: none"> <li>up to 20 lots, accompanied by a Plan of Development (PoD) or</li> <li>between 21 and 50 lots</li> </ul> </li> </ul>
	3	18,600 <sup>3</sup>	<ul style="list-style-type: none"> <li>Multi-unit residential or commercial development – between 10,001 and 20,000m<sup>2</sup> of gross floor area (GFA)</li> <li>Non-resident worker accommodation<sup>2</sup> – up to 150 dwellings</li> <li>Industrial development – between over 6,000m<sup>2</sup> of GFA or requiring specialist consultant input</li> <li>Subdivision creating: <ul style="list-style-type: none"> <li>up to 50 new lots, accompanied by a Plan of Development (PoD) or</li> <li>between 51 and 100 lots</li> </ul> </li> <li>Major operational work (e.g. trunk infrastructure)</li> <li>For the assessment of a context plan or equivalent - where a whole of site MCU has been approved</li> </ul>
	4	24,800 <sup>3</sup>	<ul style="list-style-type: none"> <li>Multi-unit residential or commercial development – between 20,001 and 30,000m<sup>2</sup> of gross floor area (GFA)</li> <li>Subdivision – <ul style="list-style-type: none"> <li>creating up to 50 new lots, accompanied by a Plan of Development (PoD)</li> <li>creating between 51 and 100 lots, or</li> <li>requiring approval of a sub-precinct plan for residential or commercial</li> </ul> </li> </ul>

<sup>2</sup> Refer to PDA guideline no. 3, May 2015.

<sup>3</sup> May require input from a specialist consultant.

*The applicable assessment fee is to be confirmed by an EDQ Development Assessment officer prior to payment.*

For Material Change of Use (MCU), Reconfiguring a Lot (RoL), Operational Work and Building Work (BW)			
Application Category		Fee (\$)	Examples <i>Applications likely to accord with the Application Category in Column 1</i>
			development of greater than 20,000m <sup>2</sup> GFA
<b>Major</b> An application for development that is: <ul style="list-style-type: none"> <li>• of strategic significance to the delivery of the relevant Development Scheme</li> <li>• of a large scale, and</li> <li>• likely to require specialist consultant input.</li> </ul>	1	37,150 <sup>3</sup>	<ul style="list-style-type: none"> <li>▪ Development – requiring approval of a sub-precinct plan or context (area) plan/strategy</li> <li>▪ Development – of greater than 30,000m<sup>2</sup> of gross floor area (GFA) requiring specialist consultant consideration</li> <li>▪ Non-resident worker accommodation<sup>2</sup> – between 151 and 300 dwellings</li> <li>▪ Subdivision:               <ul style="list-style-type: none"> <li>○ creating more than 50 lots accompanied by a Plan of Development (PoD)</li> <li>○ creating more than 100 lots, or</li> <li>○ involving complex engineering issues, necessitating specialist consultant input, Design Review Panel consideration or Economic Development Board approval</li> </ul> </li> </ul>
	2	Determined in consultation with the applicant	<ul style="list-style-type: none"> <li>▪ Whole of PDA or site material change of use</li> <li>▪ Significant operational work</li> </ul>

*The applicable assessment fee is to be confirmed by an EDQ Development Assessment officer prior to payment.*

**AN EDQ DEVELOPMENT ASSESSMENT OFFICER MUST CONFIRM IF A PARTICULAR COMPLIANCE ASSESSMENT IS MINOR, STANDARD OR MAJOR.**

<b>Compliance Assessment - required by a PDA development condition<sup>4</sup></b>	
<b>Fee (\$) range (per component)</b>	<b>Examples</b>
620 - 2,500	<ul style="list-style-type: none"> <li>▪ Technical assessment of plans/reports for a small – medium<sup>5</sup> development (per component) including:               <ul style="list-style-type: none"> <li>• Water reticulation plans</li> <li>• Site based stormwater management plans</li> <li>• Roadworks and drainage plans</li> <li>• Sewer reticulation plans</li> <li>• Construction management plan</li> <li>• Landscape plans</li> <li>• Façade and external building design materials</li> <li>• Traffic functional layout plans</li> <li>• Infrastructure credits</li> </ul> </li> </ul>
6,200 – 24,800	<ul style="list-style-type: none"> <li>▪ Technical assessment of plans/reports for a large<sup>6</sup> development (per component) including:               <ul style="list-style-type: none"> <li>• Water reticulation plans</li> <li>• Site based stormwater management plans</li> <li>• Roadworks and drainage plans</li> <li>• Sewer reticulation plans</li> <li>• Streetscape/public realm concept plans</li> <li>• Façade and external building design materials</li> <li>• Landscape plans</li> <li>• Traffic functional layout plans</li> <li>• Infrastructure credits</li> <li>• Traffic modelling assessment</li> <li>• Stormwater design and hydraulic calculations for stormwater drainage system</li> <li>• Road design</li> <li>• Vegetation management or rehabilitation plans</li> <li>• Infrastructure master plans (e.g. community facilities, service infrastructure, movement network, sewer, water supply, stormwater, earthworks, community greenspace, fauna corridors)</li> <li>• Context plan area strategy</li> <li>• Overarching site strategies (e.g. total water cycle management (TWCM), natural environment, resource strategy, community development, accessibility and social housing, employment)</li> <li>• Detailed design documentation</li> </ul> </li> </ul>

<sup>4</sup> A PDA development condition may require compliance assessment.

<sup>5</sup> Subdivision of up to 150 lots, residential/commercial development (without external infrastructure requirements).

<sup>6</sup> Subdivision greater than 150 lots, residential/commercial development (with external infrastructure requirements).

*The applicable assessment fee is to be confirmed by an EDQ Development Assessment officer prior to payment.*

<b>Compliance Assessment - of plans for Reconfiguring a Lot (RoL)</b>	
<b>Associated with the subdivision of land or building</b> <i>(including consideration of the Community management Statement (CMS))</i>	
<b>Survey Plan Endorsement</b>	
Up to 10 lots	\$2,850
11 – 50 lots	\$5,700 for the first 20 lots plus \$285 per additional lot over 20
51+ lots	\$13,500 for the first 50 lots plus \$165 per additional lot over 50
<b>Community Title Scheme Endorsement</b>	
Up to 10 lots	\$570
11 – 50 lots	\$2,250
51+ lots	\$5,630

<b>Other fees</b>	
Application to change to a PDA development application	15% of current applicable assessment fee
Application to change to a PDA development approval	25% of current applicable assessment fee
Application to extend the currency period for a PDA development approval	\$565
Withdrawing application	Determined on a case-by-case basis
Road closure (permanent)	\$10,000
Road closure (temporary)	\$6,200
Permit application for interfering with vegetation under a bylaw	\$620

*The applicable assessment fee is to be confirmed by an EDQ Development Assessment officer prior to payment.*

## **PART B<sup>7,8</sup> Development Scheme Preparation and Amendment Fees**

<b>PDA</b>	<b>Use</b> Residential <sup>9</sup> / Non-residential <sup>10</sup>	<b>Fee (\$)</b>
<b>Urban PDAs</b>		
Bowen Hills, Northshore Hamilton and Fitzgibbon in Brisbane	Residential	600 per dwelling or lot
	Non-residential	2.00 per m <sup>2</sup> of GFA
Woolloongabba, Brisbane	Residential	65 per dwelling per lot
	Non-residential	1.00 per m <sup>2</sup> of GFA
<b>Regional and resource town PDAs</b>		
Blackwater East	Residential	160 per dwelling or lot
	Accommodation Village	160 per dwelling
	Non-residential	1.00 per m <sup>2</sup> of GFA
Clinton, Gladstone	Residential	225 per dwelling or lot
	Non-residential	N/A
Moranbah	Residential	35 per dwelling or lot
	Accommodation Village	35 per dwelling
	Non-residential	1.00 per m <sup>2</sup> of GFA
Oonoonba, Townsville	Residential	725 per dwelling or lot
	Non-residential	N/A
Roma	Residential	315 per dwelling or lot
	Non-residential	N/A
<b>Greenfield PDAs</b>		
Caloundra South, Greater Flagstone, Ripley Valley and Yarrabilba	Residential	750 per dwelling or lot
	Non-residential	N/A

<sup>7</sup> Preparation and amendment fees are only recouped under Part B of the schedule where the Development Scheme has been prepared by EDQ (or the former ULDA).

<sup>8</sup> At the time of preparing this fees and charges schedule the preparation and amendment fees for the Development Schemes for Blackwater and Andergrove (Woodlands) have been fully recouped.

<sup>9</sup> Unless otherwise stated in Part B of this schedule, payable at the time of plan sealing.

<sup>10</sup> Unless otherwise stated in Part B of this schedule, payable at the time of lodgement of the development application.