

DEVELOPMENT ASSESSMENT AND COMPLIANCE FEES 2024-25



Dedicated to a better Brisbane

DEVELOPMENT SERVICES



Carefully planning for a growing city means stronger communities, more local jobs and affordable housing in a Brisbane that is sustainable for future generations. Protecting the Brisbane lifestyle will ensure our exciting future looks familiar, while making better use of space will mean more choice and easier access to local greenspace.

This fees and charges brochure will help you to determine which Brisbane City Council assessment and compliance fees are applicable to your development or request.

Fees listed in this brochure may be applied irrespective of whether Council's role is an assessment manager, referral agency or similar. Fees identified in this brochure do not include GST, except where indicated, and do not include infrastructure charges, which may be levied on a development approval.

These fees apply to development assessment services, development applications, requests for compliance assessment and matters under the *Planning Act 2016*, *South Bank Corporation Act 1989*, or equivalent past or replacement legislation.

Getting started

If you need help preparing your development application or service request, or are unsure whether your proposal requires an application to be submitted under *Brisbane City Plan 2014*, you can discuss your proposal with Council using Council's pre-application services, or by speaking to a Planning Information Officer.

These services will assist you to identify where an application is required, relevant planning and design issues, and how to compile an application that addresses the requirements of *Brisbane City Plan 2014*. Fees for pre-application services start on page 3.

For information on how the development assessment process works and what you need to provide in support of your application or request, visit brisbane.qld.gov.au and search 'planning and building'.

You can also call Council and speak to a Planning Information Officer on 3403 8888 or, for business enquiries, contact Council's 24-hour Business Hotline on 133 BNE (133 263).

Fee calculation methodology

Council uses a points system to calculate fees for development-related services. Under this methodology, a point is given a dollar value and a number of points is allocated to a service, to provide the fee dollar value.

For the 2024-25 financial year, the value of a point is \$137.

For staged developments, each development stage is to be treated as a separate development application for fee calculation purposes, including change applications.

Examples of fee calculations start on page 18.

The General Manager of Development Services may determine an appropriate fee for an application, request or service not specified in this fee brochure.

Development fees

Pre-application services

Council offers various services designed to assist customers seeking advice in relation to development applications. These services include providing assistance with identifying potential issues and collaborating on the design for a development proposal. Under some circumstances, Council may accept a request for consideration that a development proposal be issued an exemption certificate.

Pre-lodgement request services fees are on page 3 and exemption request services fees are on page 4.

Development assessment fees

Paying an assessment fee is necessary before Council can proceed to assess a development application, including where Council is a referral agency to some types of building work. Development assessment fees apply to development applications for Material change of use, Reconfiguring a lot and Building work. This applies whether the application is for a preliminary approval, development permit, preliminary approval variation request or a response as a referral agency. Applicants must pay an assessment fee in full for an application to be considered 'properly made' under the *Planning Act 2016*.

Fees relating to development applications and for Council to provide a referral agency response, including changing a development application or approval and miscellaneous fees/charges, start on page 4.

Operational work and Council compliance assessment fees

Following a development application approval, you may be required to submit further operational work or Council compliance assessment applications/requests. The need to submit further development approvals will be identified by the conditions of an approved development application.

Fees relating to operational work and Council compliance assessment start on page 11.

Compliance and inspection fees

Where Council is required to undertake an inspection of the development before or during construction, a fee will need to be paid. This fee is calculated according to the size and complexity of the project. In some instances, fees paid for a Council compliance assessment request are inclusive of compliance and inspection fees.

Fees relating to the compliance and inspection of the development start on page 14.

Plan sealing fees

Where your development involves reconfiguring a lot, a fee is required for Council to endorse the survey plan. Council will seal the plan when the development is finalised and all relevant approval conditions have been met.

Fees relating to plan sealing are on page 16.

Planning and development certificates

Planning and development certificates provide information about a property. There are 3 types of planning and development certificates, with each type of certificate providing a different level of information. The 3 certificate types are: limited, standard and full.

For information on the content of each type of planning and development certificate, visit brisbane.qld.gov.au and search 'development certificate'.

Fees relating to planning and development certificates are on page 17.

Fee refunds

The applicant may request a fee refund when withdrawing an application or request. All requests for a fee refund must be made in writing to Council.

Concessions

Religious or charitable, community and not-for-profit organisations

A fee concession of 50% may be given in respect to development assessment and compliance fees paid on behalf of organisations recorded as qualifying for Type 1 Religious or Charitable, Type 2 Essential Welfare or Community Service, or Type 3 Not-for-profit Community concessions in accordance with Council's current *Schedule of Fees and Charges* found at brisbane.qld.gov.au

Proposals involving subdivision, retirement facility, or commercial purposes (including shop, office, food and drink outlet, and childcare facility) will not be eligible for a concession.

Payment of fees and charges

Fees and charges are required to be paid in full prior to Council actioning your application or request. Some Council online lodgement forms require payment at the time of lodgement, with other online forms collecting relevant fee information which Council will use to determine and issue a fee quote with payment options.

A surcharge may apply for credit and debit card fee payments. For more information about payment surcharges, visit brisbane.qld.gov.au and search 'credit and debit card surcharge'.

Pre-application service fees

Pre-lodgement services

For complex proposals, or the identification of potential issues associated with a proposed application, you can arrange a pre-lodgement meeting or preliminary assessment service to obtain advice from Council about the development via the following services. For more details about Council's pre-application services, visit brisbane.qld.gov.au and search 'how to get advice'.

| | |
|---|---|
| <p>Provision development application history records</p> <p>Note: Each property (current or historic) subject to the request will attract a fee.</p> | 3 points per property (\$411) |
| <p>Preliminary discussion - virtual pre-lodgement meeting providing preliminary advice prior to the lodgement of a development application</p> <p>Preliminary discussion meetings should precede the following pre-lodgement services:</p> <ul style="list-style-type: none"> Request for Urban Design Advice Pre-lodgement package | 4 points (\$548)* |
| <p>Preliminary change application discussion - virtual pre-lodgement meeting prior to the lodgement of a change application</p> | 4 points (\$548)* |
| <p>RiskSMART eligibility criteria advice</p> | 4 points (\$548)* |
| <p>Pre-lodgement meeting - prior to lodgement of a development application, change application, or plan sealing request</p> <p>Pre-purchase meeting - advice to assist prospective purchasers/lessees of the property in understanding the planning framework applicable to the site</p> <p>Additional fee to undertake a development site visit as deemed suitable by Council (charge for minimum one hour)</p> | 8 points (\$1,096)* 13 points (\$1,781)* 10 points (\$1,370)* |
| <p>Traffic and transport advice</p> <p>Note: This pre-design service provides initial advice for development proposals early in the concept stage of design and offers preliminary advice on development proposals relating to specific strategic transport and traffic issues identified by the applicant.</p> | 3 points (\$411)* |
| <p>Pre-assessment of technical reports - Council review of a specialist report prepared to address technical aspects for a proposed development application to provide one-off feedback on the suitability of information contained within the report to meet requirements of <i>Brisbane City Plan 2014</i></p> <p>Pre-assessment of technical reports, with modelling where required (e.g. electronic modelling data files)</p> | 8 points per report (\$1,096)* 13 points per report (\$1,781)* |
| <p>Request for Urban Design Advice provided by the Independent Design Advisory Panel (IDAP)</p> | 17 points (\$2,329) per request |
| <p>Pre-lodgement package services, including:</p> <ul style="list-style-type: none"> Design-focused package (up to 3 pre-lodgement meetings) Traffic and transport package (traffic and transport advice, pre-assessment of a technical report and one pre-lodgement meeting) | 22 points per package (\$3,014)* |
| <p>Discussion and calculation of infrastructure charges</p> | 5 points (\$685)* |
| <p>Developer-led precinct planning</p> | Price on application (GST will not apply) |

* This fee is inclusive of GST.

Exemption certificates

In some instances, you may be able to request for assessable development requiring a development application under the *Brisbane City Plan 2014* to be exempt from requiring an application. In these cases, an exemption certificate may be issued. For details of any of the following exemption certificate types, visit brisbane.qld.gov.au and search 'exemption certificate'.

| | |
|---|--------------------|
| Request for exemption certificate for dwelling house or operational work made assessable by <i>Brisbane City Plan 2014</i> | 5 points (\$685) |
| Request for exemption certificate for development other than dwelling house or operational work made assessable by <i>Brisbane City Plan 2014</i> | 8 points (\$1,096) |
| Request for heritage exemption certificate to carry out development on a local heritage place made assessable by <i>Brisbane City Plan 2014</i> | 8 points (\$1,096) |

Note: Refunds do not apply to heritage exemption certificates.

Development assessment fees

Development types¹

Whether you are doing building work, reconfiguring a lot or making a material change of use, your development should fit into one of the following categories:

- Referral agency to building work
- Minor development
- Domestic development
- Demolition development
- Reconfiguration development
- Multiple dwellings
- Development assessment area charge.

Referral agency to building work

The below fees are applicable where Council is a referral agency to a development application for building work.

| | |
|--|---------------------|
| Request to Council for assessment as a referral agency of a development application for building work as identified by Schedule 9, Part 3, Division 2 of the <i>Planning Regulation 2017</i> other than design and siting requirements | 16 points (\$2,192) |
|--|---------------------|

Note: Where development is for material change of use or building work for a dwelling house, Council may include an early referral agency response for any further or subsequent building approval. This would only be applicable where Council would be a referral agency to the development application for the building work, under Schedule 9, Part 3, Division 2 of the *Planning Regulation 2017* (e.g. Request for referral agency response for amenity and aesthetics).

A siting variation (Standard or Express) request is applicable when a referral of a development application for building work to Council as a referral agency is required to be assessed against the Queensland Development Code (QDC).

| | |
|---|------------------|
| Request for assessment against the QDC design and siting requirements (siting variation), includes assessment of one (1) performance criteria | 5 points (\$685) |
| Plus, fee for each performance criteria assessment thereafter | 5 points (\$685) |

Note: An assessment fee for siting variation is applied to each performance criteria requiring Council's assessment regardless of the number of structures, or instances of non-compliance with an acceptable outcome of the relevant QDC code.

¹ For definitions under *Brisbane City Plan 2014*, refer to Schedule 1 - Definitions within *Brisbane City Plan 2014*.

| | |
|---|------------------|
| Request for amendment of an assessment as a referral agency to building work as identified by Schedule 9, Part 3, Division 2 of the <i>Planning Regulation 2017</i> | 5 points (\$685) |
| Request for assessment against the QDC MP1.4 - Build over or near stormwater | 6 points (\$822) |

Note: Building over or near stormwater/overland flow paths inclusive of drainage easements in favour of Brisbane City Council.

Minor development

Minor development includes a single instance of small-scale building work or a single instance of small-scale demolition work (requiring a development approval) to a dwelling house (e.g. an additional room, garage, swimming pool, deck, carport or shed).

| | |
|----------|------------------|
| Flat fee | 5 points (\$685) |
|----------|------------------|

Note: For the purposes of calculating fees, extension and demolition aspects of a development application each attract the Minor development fee.

Domestic development

Domestic development is broken into 2 fee types.

1. Domestic type A (new) includes:

- a new Dwelling house
- a Home-based business
- Dwelling unit, e.g. 'shop-top' apartment.

| | |
|----------|---------------------|
| Flat fee | 16 points (\$2,192) |
|----------|---------------------|

2. Domestic type B (extension) includes:

- extension to a Dwelling house
- Secondary dwelling
- extension to a single unit of a Multiple dwelling or Dual occupancy (each dwelling unit).

| | |
|----------|---------------------|
| Flat fee | 10 points (\$1,370) |
|----------|---------------------|

Demolition development

Demolition development is any demolition, removal or relocation of whole or part of a building (partial demolition). Demolition is broken into 2 fee types.

1. Demolition type A includes:

- full demolition of a structure whether or not lodged in conjunction with an accompanying aspect of development (e.g. stand-alone demolition or removal of a building, or demolition of a building to facilitate a development)
- full or partial demolition on the site of a Local Heritage Place, where not qualifying for Demolition Type C.

| | |
|----------|---------------------|
| Flat fee | 24 points (\$3,288) |
|----------|---------------------|

2. Demolition type B includes:

- partial demolition of a building/structure whether or not lodged in conjunction with an accompanying aspect of the development (e.g. partial demolition triggered under the Traditional building character overlay).

| | |
|----------|--------------------|
| Flat fee | 8 points (\$1,096) |
|----------|--------------------|

3. Demolition type C includes:

- partial demolition on the site of a Local Heritage Place (where used for domestic residential uses e.g. dwelling house, dual occupancy, single unit in a multiple dwelling) where lodged in conjunction with an accompanying aspect of the development.

| | |
|----------|---------------------|
| Flat fee | 15 points (\$2,055) |
|----------|---------------------|

Reconfiguration development

Reconfiguration development includes:

- reconfiguring a lot to create 2 or more resulting allotments (includes common property, parks, private road, balance lots and retention basins)
- rearranging boundaries to resolve encroachments
- access easement, not associated with the creation of allotments
- subdivision under the *Body Corporate and Community Management Act 1997*.

| | |
|---------------------------------|---|
| Base fee, includes up to 2 lots | 30 points (\$4,110) |
| Plus | Additional fee per lot, 3-30 lots 6 points (\$822) |
| Plus | Additional fee per lot, more than 30 lots 5 points (\$685) |

Note: Base charge fee applies to stand-alone applications for access easements.

Assessment of proposed structure plan or centre concept plan:

| | |
|-----------------------------|------------------------------------|
| Site less than 20 hectares | Each plan 88 points (\$12,056) |
| Site of 20 hectares or more | Each plan 149 points (\$20,413) |

Note: If a structure plan or centre concept plan is required by the local planning instrument, this fee is to be paid prior to the application being considered properly made.

Multiple dwellings

Multiple dwellings is the creation of residential accommodation involving self-contained units, for example:

- Multiple dwelling, e.g. townhouses, apartments, flats or units
- Dual occupancy, e.g. duplex
- Retirement facility.

| | |
|----------------------------------|--|
| Base fee, includes up to 2 units | 61 points (\$8,357) |
| Plus | Fee per unit, more than 2 units up to and including 50 units 5 points (\$685) |
| Plus | Additional fee per unit, more than 50 units 3 points (\$411) |

Additional fee for impact assessable Multiple dwellings

| | |
|--------------------------|----------------------|
| Flat fee per application | 15 points (\$15,618) |
|--------------------------|----------------------|

Note: This fee is applicable to development applications where any part of assessable development for a Multiple dwelling, as defined in the *City Plan* (does not include Retirement facilities and dual occupancy), has a category of assessment of impact assessment.

Development assessment area charge

This fee relates to development for uses such as food and drink outlets, industry, offices, shops or warehouses, and is the combination of the below areas.

- Gross floor area (GFA) as defined by *Brisbane City Plan 2014*.
- Areas not forming part of the definition of GFA, integral to the development, for example:
 - unenclosed structures
 - decks
 - awnings
 - outdoor storage/stockpiling areas
 - ancillary outdoor areas used by a development (e.g. outdoor play area for a childcare centre)
 - footpath dining.

| | | |
|----------------------------------|--|---------------------|
| Base fee up to 50 m ² | | 39 points (\$5,343) |
| Plus | Additional fee per 100 m ² or part thereof, 51 m ² to 2,050 m ² | 4 points (\$548) |
| Plus | Additional fee per 100 m ² or part thereof, greater than 2,050 m ² | 3 points (\$411) |

Note: This fee is applied to the assessment of accommodation uses, not involving self-contained units. This includes:

- Community care centre
- Relocatable home park
- Rooming accommodation
- Community residence
- Residential care facility
- Short-term accommodation.

Other application types

| Charges | Development work/type | Fee per request |
|---|---|---------------------|
| Alterations to facade facing Queen Street, Brunswick Street or Chinatown Malls | | 12 points (\$1,644) |
| Application for a preliminary approval variation request to affect the local planning instrument (section 50 of the <i>Planning Act 2016</i>(PA)) Where the preliminary approval variation request is made for multiple aspects of development, the appropriate fee is to be applied to each aspect (e.g. variation request to change the level of assessment for the future development of a site). Note: See the Domestic development, and Demolition development fee section above to determine what constitutes type A, B and C in this fee. | Domestic development type A or B, and operational work | 19 points (\$2,603) |
| | Demolition development type A, B or C | 29 points (\$3,973) |
| | Any single or combination of development other than domestic development type A or B, operational work, or demolition development type A, B or C base charge PLUS The development assessment area charge, calculated based on the site area of the land subject to the preliminary approval variation request | 50 points (\$6,850) |
| Request for consideration under a superseded planning scheme (s29 PA) | Minor/domestic/demolition development and operational work | 8 points (\$1,096) |
| | Multiple dwellings/development assessment area change/reconfiguration | 19 points (\$2,603) |

Fees relating to changing a development application/approval

Note: The term 'current application fee' refers to the fee that would be applied if a new development application was received for the development in its entirety and does not relate to the aspects of the development subject to the change.

| Charges | Development work/type | Fee per request |
|--|--|--|
| Change to a development application | | |
| Change development application, where change is only to applicant's details (s52 PA) | | 3 points (\$411) |
| Change development application, other than staging (s52 PA) | | 25% of current development application fee inclusive of the change (GST will not apply) |
| Change development application, where including staged development (s52 PA) | | The charge will be the current application assessment fee for staged development minus the application fee actually paid for unstaged development (GST will not apply) |
| Change to a development approval | | |
| Request for a Negotiated Decision Notice (s75 PA) | | 6 points (\$822) |
| Request for a Negotiated Infrastructure Charges Notice (s125 PA) | | 6 points (\$822) |
| <p>Making a change application (s78 and s79 PA) to make a minor change (s81 PA) to a development approval (includes changing/cancelling conditions)</p> <p>Note 1: The following fees are to be applied to each permit of the development approval subject to the change.</p> <p>Note 2: Where a development approval is a staged development, this fee is to be applied to each stage of the development.</p> <p>Note 3: Fee types described above are defined in the Development Assessment Fees section of this fee schedule. The fee type to be applied is based on the nature of the original approval, not the nature of the proposed change (i.e. where the original was charged as a domestic fee, the domestic change fee will apply).</p> <p>Note 4: ^Inclusive of reports, plans and/or all approved drawings and documents and conditions sought to be changed.</p> | Minor development | 3 points (\$411) |
| | Domestic development type A or B, demolition development type A or B, and operational work | 6 points (\$822) |
| | Development assessment area charge/reconfiguration | 24 points (\$3,288) |
| | Multiple dwellings | 32 points (\$4,384) |
| | Re-review of documentation due to inconsistent or insufficient information supplied to Council, where determined necessary by Council^ | 4 points (\$548) |
| <p>Making a change application (s78 and s79 PA) to make a minor change (s81 PA) to a development approval, where the application adds or removes stages of the development (includes changing/cancelling conditions)</p> <p>Note: The 'current application fee' is to be calculated on the number of stages sought as part of the change application. The fee for <i>Impact assessment for multiple dwellings</i> does not form part of the 'current application fee' for calculating s81 change application fees.</p> | | 50% of a fee equal to the current application fee will be charged (GST will not apply) |
| <p>Making a change application (s78 and s79 PA) for changes to a development approval, other than a minor change (s82 PA)</p> <p>Note: The fee for <i>Impact assessment for multiple dwellings</i> does not form part of the 'current application fee' for calculating s82 change application fees.</p> | | A fee equal to the current application assessment fee will be charged (GST will not apply) |

| Charges | Fee per request |
|---|---------------------|
| Extend or cancel a development approval | |
| <p>Request to extend a currency period (s86 PA)</p> <p>This fee relates to the development types of:</p> <ul style="list-style-type: none"> • multiple dwellings • development assessment area charge • reconfiguration development types • other prescribed tidal work | 15 points (\$2,055) |
| <p>Request to extend a currency period (s86 PA) for minor development</p> <p>This fee relates to the development types of:</p> <ul style="list-style-type: none"> • minor and domestic development types • demolition development types • minor, standard and other plans • operational works • minor prescribed tidal work | 5 points (\$685) |
| <p>Request to change or cancel a particular condition, where the conditions were not applied under the <i>Planning Act 2016</i>, the <i>Sustainable Planning Act 2009</i> or a previous planning act (e.g. a condition of an environmentally relevant activity applied under the <i>Environmental Protection Act 1994</i>)</p> | 5 points (\$685) |
| <p>Request to cancel a development approval (s84 PA)</p> | 3 points (\$411) |
| Change application where Council is an affected entity | |
| <p>Notifying Council as an affected entity to a proposed change application for a minor change (s80(1)(a) or (b) PA)</p> <p>Note: Fee payable upon the initial referral to Council as an affected entity to a proposed change application. Council may respond to the referred proposed change application via a pre-request response notice (s80(2)(a) PA).</p> | 5 points (\$685) |
| <p>Pre-request for a minor change (s80 PA) where Council is not the responsible entity for administering the change application but is an affected entity (e.g. where applying to change an approval and/or condition given by the Planning and Environment Court)</p> | 5 points (\$685) |

Specific fees for development applications and miscellaneous fees and charges

| Type | Fee |
|---|---|
| Request to review a needs assessment report as part of a development application (for example, planning, economic, community need) | 40 points (\$5,480) per report |
| Application for Brisbane Green Buildings Incentive payment (application made to Council under AP258 BRISBANE GREEN BUILDINGS INCENTIVE POLICY) Note: A fee refund will not be given to applications that are not successful in obtaining an incentive payment. | Application fee: 20 points (\$2,740) per application |
| | Additional fee for applications requiring assessment against Buildings that Breathe and Green Plot Ratio assessment criteria: 20 points (\$2,740) per assessment criteria |
| Commercial driveway permit (construction and/or repair of access ramp, crossing or driveway) Note: Fees are per request, additional requests will incur additional fees. | 5 points (\$685) per permit |
| Request for Council to accept a bond for uncompleted work (Reconfiguring a lot) or relating to conditions of approval (Material change of use) Note: Minimum accepted value of an uncompleted works bond will be \$25,000. | 20 points (\$2,740) per each bond component* |
| Request for Council to reduce and/or release a bond for uncompleted work inclusive of a site inspection if required | 13 points (\$1,781) per request* |
| Re-submission of bond request if initial request is inadequate or incomplete | 3 points (\$411) per re-submission* |
| Fees associated with a Deed of Agreement (e.g. uncompleted works bond): <ul style="list-style-type: none"> preparation of a Deed of Agreement legal fees associated with amending an existing Deed of Agreement | 45 points (\$6,165) per Deed of Agreement* 4 points (\$548) per Deed of Agreement* |
| Building on, over or using roads, footpaths or pedestrian areas (hoarding and gantry) Application fee: <ul style="list-style-type: none"> for Zones A and B for Zone C Note: Application fees are per request, additional requests will require further application fees. Permit fee Zone A - the Principal centre (City centre) zone (PC1) as identified in <i>Brisbane City Plan 2014</i> (does not include the Queen Street Mall, Brunswick Street Mall and Chinatown Mall) Zone B - the Principal centre (Regional centre) zone (PC2), Major centre zone (MC) District centre (corridor) zone (DC2), High density residential zone (HDR) and Mixed use (MU) as identified in <i>Brisbane City Plan 2014</i> Zone C - other areas of Brisbane Note: Rate charged weekly for each m ² with a minimum charge of one month (for the purposes of this fee a month is taken to be five weeks). | \$338 (Zones A and B) per application \$169 (Zone C) per application \$10.50 (Zone A) per square metre of space utilised under the permit, per week \$5.00 (Zone B) per square metre of space utilised under the permit, per week \$2.95 (Zone C) per square metre of space utilised under the permit, per week |

| Type | Fee |
|--|---|
| Legal fees associated with the development of legal documents associated with: <ul style="list-style-type: none"> the preparation of, surrender, or amendment to an easement the preparation of, release, or amendment to a covenant the preparation of a transfer of land to Council | 3 points (\$411) per easement document 4 points (\$548) per covenant document 4 points (\$548) per transfer of land |
| Request for written information on development-related matters This may include requests for general information in writing, calculation of straight-forward infrastructure charges, plan sealing enquiries, category of assessment confirmation and investigations into liquor licence requests. | 5 points (\$685)* |
| Administration fee Additional fee for applicant amendments to documentation (including fee quotes) at the lodgement stage, or incomplete lodgement by an applicant during the application stage. | 3 points (\$411)* |
| File scanning, preparation and storage Additional fee for scanning, file preparation and file storage of development application documents lodged in hardcopy form. This applies to development applications, operational works/Council compliance assessment, referral agency applications and plan sealing requests for survey plan endorsement. | 2 points (\$274) |

* This fee is inclusive of GST

Operational work and Council compliance assessment fees (including compliance and inspections where applicable)

In deciding a Material change of use, Building work, or Reconfiguring a lot application, Council may condition the need to lodge a subsequent operational work application/plan or a Council compliance assessment. If a condition has the phrasing 'Submit for the approval of Development Services' or 'Submit and obtain endorsement from Development Services' (or the like) then you will need to lodge an application for approval that will attract one of the below fees. The below fees are charged for each stage of development, regardless of the timing of the lodgement.

Fees listed below as Council compliance assessment application fees are inclusive of Development Services compliance and inspection fees. See 'Compliance and Inspection Fees' section below for more information.

Minor and self-certified conditions

| | |
|--|-----------------------------|
| Fee to submit professionally certified work in accordance with a condition of a development approval, where Council is required to audit, inspect, or process work including developer contributed assets (includes compliance and inspection activities where required) | 9 points (\$1,233) per plan |
|--|-----------------------------|

Minor plans

Minor plans include:

- private landscape management and site works plans for sites up to 2,000 m²
- erosion and sediment control plans for sites up to 2,000 m²
- traffic functional layout plans (minor road including up to neighbourhood roads)
- signs and line marking plans (minor road including up to neighbourhood roads)
- architectural plans - external materials, colours and finishes
- any other minor plans as determined by Council.

| | |
|---|---------------------|
| Fee per operational work | 9 points (\$1,233) |
| Fee per Council compliance assessment - where no pre-start is required [^] | 11 points (\$1,507) |
| Fee per Council compliance assessment - where a pre-start is required, or as determined by Council [^] | 16 points (\$2,192) |

[^] Council compliance assessment fee is inclusive of future compliance and inspection activities for approved work. No further compliance and inspection fees are required to be paid, except where a fee may be issued under the Additional compliance fees section below, and/or the development involves a Reconfiguration of a lot, and/or the development did not require a Council compliance assessment application.

Standard plans

Standard plans include:

- public landscape management and site works plans
- private landscape management and site works plans for sites greater than 2,000 m²
- erosion and sediment control plans for sites greater than 2,000 m²
- vegetation management plan
- rehabilitation plan
- environmental management plans (koala offsets, biodiversity offsets, bushfire, fauna movement solutions)
- road works and drainage plans
- filling and excavation/bulk earthworks plans
- streetscape concept plans
- construction management plans
- traffic functional layout plans (major roads, district roads or greater and signalised intersections)
- signs and line marking plans (major roads, district roads or greater and signalised intersections)
- landscape works in parks
- landscape works on and around roads
- stormwater drainage (including onsite drainage, upstream stormwater connections and works for stormwater network)
- site-based stormwater quality management plan
- site-based stormwater quantity management plan
- acid sulphate soils management plan
- noise management plan
- air quality management plan (where no electronic modelling is required)
- car parking management plan
- any other standard plans as determined by Council.

| | |
|---|---------------------|
| Fee per operational work for development involving up to 10 allotments | 15 points (\$2,055) |
| Fee per operational work for development involving 11-20 allotments | 25 points (\$3,425) |
| Fee per operational work for development involving more than 20 allotments | 35 points (\$4,795) |
| Fee per Council compliance assessment - no pre-start [^] | 25 points (\$3,425) |
| Fee per Council compliance assessment - where a pre-start is required, or as determined by Council [^] | 40 points (\$5,480) |
| Additional fee for each trunk item | 25 points (\$3,425) |

Other plans

Other plans include:

- air quality management plan (where electronic modelling is required)
- hazard and risk assessment plan
- major infrastructure design plans (e.g. bridges, traffic signals, culverts)
- any other operational works or Council compliance assessment plans as determined by Council.

| | |
|---|----------------------|
| Fee per operational work | 19 points (\$2,603) |
| Fee per Council compliance assessment - where no pre-start is required [^] | 27 points (\$3,699) |
| Fee per Council compliance assessment - where a pre-start is required, or as determined by Council [^] | 46 points (\$6,302) |
| Fee for Council compliance assessment - for major infrastructure item (e.g. bridges, traffic signals, culverts, or other development infrastructure items determined by Council) [^] | 86 points (\$11,782) |

[^] Council compliance assessment fee is inclusive of future compliance and inspection activities for approved work. No further compliance and inspection fees are required to be paid, except where a fee may be issued under the Additional compliance fees section below, and/or the development involves a Reconfiguration of a lot, and/or the development did not require a Council compliance assessment application.

Out-of-hours construction permit

| | |
|---|---------------------|
| Out-of-hours construction permit | 16 points (\$2,192) |
| Request to make minor amendment to out of hours construction permit | 8 points (\$1,096) |

Minor prescribed tidal work

For example, pontoon or jetty associated with a house, pipeline, embankment, drain or boat ramp.

| | |
|------------------------------|------------------|
| Fee per assessable component | 7 points (\$959) |
|------------------------------|------------------|

Other prescribed tidal work

For example, revetment wall, marina, bridge, wharf or Riverwalk promenade.

| | |
|------------------------------|---------------------|
| Fee per assessable component | 50 points (\$6,850) |
|------------------------------|---------------------|

Amending a Council compliance assessment

| | |
|--|--|
| Request to make a minor amendment to an approved Council compliance assessment Note 1: A 'minor amendment' as determined by Council. Note 2: The current Council compliance assessment fee is that of the plan type of the original Council compliance assessment request. | 50% of the current Council compliance assessment fee |
|--|--|

Compliance and inspection fees

Compliance and inspection fees associated with Reconfiguring a lot, or a stand-alone operational work

Compliance and inspection fees for Reconfiguring a lot development or a stand-alone operational work are outlined below.

Compliance and inspection fees must be paid in full prior to any pre-start meeting occurring, or where no pre-start is required by the condition of the development, before any site work begins. The below fees are charged for each stage of a reconfiguration development, regardless of the timing of the lodgement, or ability to coordinate compliance and inspection activities undertaken by Council.

Reconfiguration

| | |
|---|---|
| Boundary realignment (including boundary realignment involving a single lot) | 7 points (\$959) per development approval |
| Access easement | 11 points (\$1,507) per development approval |
| Reconfiguration other than boundary realignment or access easement | |
| <ul style="list-style-type: none"> Fee per lot for 1-10 lots (including boundary re-arrangement) | 10 points (\$1,370) per lot |
| PLUS | |
| <ul style="list-style-type: none"> Fee per lot, 11-50 lots | 6 points (\$822) per lot |
| Note: Compliance and inspection fees for development involving more than 50 lots will be charged at the rate of the 50-lot development. | |

Note: Council compliance assessment fee is inclusive of future compliance and inspection activities for approved work. No further compliance and inspection fees are required to be paid, except where a fee may be issued under the Additional compliance fees section below, and/or the development involves a Reconfiguration of a lot, and/or the development did not require a Council compliance assessment application.

Stand-alone operational work

A stand-alone operational work refers to approved assessable operational work not directly related to reconfiguring a lot.

| | |
|--|---|
| Minor compliance activity (where no pre-start is required) for stand-alone operational work | 10 points (\$1,370) per development approval |
| Standard compliance activity (where a pre-start is required, or as determined by Council) for stand-alone operational work | 25 points (\$3,425) per development approval |

Compliance and inspection fees associated with Material change of use and/or Building work

For Council compliance assessment applications paid under the 2022-23 fee schedule onwards, compliance and inspection fees are inclusive in the Council compliance assessment application fee where applicable. No further compliance and inspection fees are required to be paid, except where a fee may be issued under the Additional compliance fees section below, and/or the development involves another aspect of development e.g. a Reconfiguration of a lot.

For developments where a Council compliance assessment application was paid under the 2021-22 fee schedule (or prior), where no compliance and inspections fees were received by Council during that period, a compliance and inspection fee is required in accordance with the below. The fee is to be paid prior to the commencement of site works, commencement of use, or building work occurring (whichever comes first) for the development, AND the applicant or their representee must advise Council of the pending commencement of work, and where applicable book pre-start meeting/s with Council at the time of payment.

| Fee per approved plan for Minor plan development: | |
|--|---------------------|
| Fee per Council compliance assessment - where no pre-start is required | 4 points (\$548) |
| Fee per Council compliance assessment - where a pre-start is required, or as determined by Council | 9 points (\$1,233) |
| Fee per approved plan for Standard plan development: | |
| Fee per Council compliance assessment - where no pre-start is required | 9 points (\$1,233) |
| Fee per Council compliance assessment - where a pre-start is required, or as determined by Council | 17 points (\$2,329) |
| Additional fee for each trunk item | 25 points (\$3,425) |
| Fee per approved plan for Other plans development: | |
| Fee per Council compliance assessment - where no pre-start is required | 9 points (\$1,233) |
| Fee per Council compliance assessment - where a pre-start is required, or as determined by Council | 24 points (\$3,288) |
| Fee for Council compliance assessment - for major infrastructure item (e.g. bridges, traffic signals, culverts, or other development infrastructure items determined by Council) | 65 points (\$8,905) |

Note: The appropriate fee above is to be determined based on the plan type category to which the approval under a previous charging model was given.

Additional compliance fees

| | |
|---|--|
| Major infrastructure items Major infrastructure including bridges, traffic signals, culverts, or other development infrastructure items determined by Council | 68 points (\$9,316) per infrastructure item |
| Additional inspection fee This includes: <ul style="list-style-type: none"> reinspection of work failing an initial inspection inspection in response to a valid complaint about non-compliance any other non-scheduled inspection | 4 points (\$548) per site inspection |
| Re-review of documentation due to incomplete or insufficient information, where determined necessary by Council Inclusive of reports, plans, test results | 4 points (\$548) |
| Notice of Election for environmental offsets | 5 points (\$685) |

Plan sealing fees

Development involving Reconfiguring a lot requires Council to endorse the survey plan and other land-based ancillary activities. Applicants are required to pay a fee to have the plan sealed, upon which Council will seal the plan when the development is finalised and all approval conditions have been met.

| Request to approve plans of subdivision (endorsement of survey plan) | |
|--|---|
| <p>Request for approval of plan of subdivision authorised under a development permit (Schedule 18 Approving plans of subdivision <i>Planning Regulation 2017</i>)</p> <p>Includes approval of street names and advice of house numbering where applicable</p> <p>Note: For calculating this fee a 'lot' includes park, balance, reserve or similar lots as shown on survey plans.</p> | 4 points (\$548) per request plus 3 points (\$411) per lot on survey plan |
| Re-submission/re-endorsement of survey plan | 4 points (\$548) per survey plan |
| <p>Re-review of documentation due to inconsistent or insufficient information supplied to Council, where determined necessary by Council</p> <p>Inclusive of evidence of condition compliance, reports, plans, CMS</p> | 4 points (\$548) |
| <p>Request to change or seek approval for street naming where:</p> <ul style="list-style-type: none"> not part of a request for survey plan endorsement subsequent to a previous approval by Council | 4 points (\$548) per request |
| <p>Change/written response to official house number</p> <p>Note: Council must have first investigated and agreed to the change of the official house number.</p> | 3 points (\$411) per request |
| Community title scheme endorsement (survey plan endorsement where no previous approval was required for reconfiguration) | |
| <p>Endorsement of proposed survey plan</p> <p>Up to 4 units (base fee)</p> <p>Plus each additional unit</p> <p>Note: For the purpose of determining the number of units, a standard lot on a building format plan will be taken to be a 'unit'.</p> | 18 points (\$2,466) per survey plan 5 points (\$685) per unit |
| Community Management Statement endorsement (flat fee) | 7 points (\$959) per request |

Infrastructure charges request for service

| | |
|--|-------------------------------------|
| Preparation of an Infrastructure Agreement[^] A contractual agreement between Council and a developer to establish obligations and entitlements for each party, related to the payment of infrastructure charges and/or the delivery of infrastructure. | 25 points (\$3,425) per agreement |
| Amendment to an existing Infrastructure Agreement[^] | 13 points (\$1,781) per agreement |
| Application to convert non-trunk item to trunk infrastructure under the Brisbane Infrastructure Charges Resolution (BICR)[^] | 25 points (\$3,425) per notice |
| Notice to Council to re-calculate or adjust an establishment cost (BICR)[^] | 8 points (\$1,096) per notice |
| Notice to Council under an Infrastructure Agreement[^] | 8 points (\$1,096) per notice |
| Other Notice to Council under the BICR[^] (e.g. Offset Notice under a previous BICR, determination of timing for offset and refund) | 8 points (\$1,096) per notice |
| Additional fee where the determination of an establishment cost involves the calculation of current market value of required land, using the before and after method of valuation (section 25(3) of the BICR) | 15 points (\$2,055) each assessment |
| Legal fees associated with preparation of a new or amendment to an existing Infrastructure Agreement or response to a notice to Council or application to re-calculate the establishment cost or convert non-trunk infrastructure under BICR[^] | \$144 per hour |

[^]Where Council incurs a professional consultancy fee and/or a legal fee for any service in the Infrastructure charges request for service category (e.g. preparing an Infrastructure Agreement or a response to a notice under an Infrastructure Agreement or where required for a process under the BICR) then the fee for the service will be calculated to include the professional consultancy fee and/or the legal fee and will include GST for these components.

Any reference to a BICR is taken to be a reference to the current BICR or a previous BICR as applicable. Details of the current BICR are available on Council's website.

Planning and development certificates

Where a request for a planning and development certificate is for a site identified as a Major Regional Shopping Centre (Group A-D) in Council's Rates and Charges Resolution, the certificate fee will be that stated for the relevant certificate, plus 50%.

| | |
|---|-------------------------------------|
| Limited planning and development certificates (limited search) Where limited to the matters set out in section 738 of the <i>Sustainable Planning Act 2009</i> or section 265 of the <i>Planning Act 2016</i> for a limited planning and development certificate | 3 points (\$411) per certificate |
| Standard planning and development certificates (standard search) Where limited to matters set out in section 739 of the <i>Sustainable Planning Act 2009</i> or section 265 of the <i>Planning Act 2016</i> for a standard planning and development certificate | 10 points (\$1,370) per certificate |
| Full planning and development certificates (full search) Where limited to the matters set out in section 740 of the <i>Sustainable Planning Act 2009</i> or section 265 of the <i>Planning Act 2016</i> and Schedule 23 (Content of planning and development certificates) of the <i>Planning Regulation 2017</i> for a full planning and development certificate | 53 points (\$7,261) per certificate |

FEE CALCULATION EXAMPLES

The examples below provide guidance on how to calculate development application fees using the points-based fee calculation methodology, and the fees identified in this brochure.

A development application fee may consist of several aspects of development and/or development fee types. In these cases the application fee is the sum of fees calculated for the individual components making up the application.

Referral agency to building work - Queensland Development Code (QDC) and Referral agency to building work - Brisbane City Plan 2014 scenarios and fee working

Siting variation - Side and Rear boundary assessment e.g. side/rear setback and total length on boundary (P2 of QDC)

| Fee for service | Points for service | Calculation working | Final charge |
|---|--------------------|--|--------------|
| Request for assessment against the QDC design and siting requirements (siting variation), includes assessment of one (1) performance criteria | 5 points | 5 (points) x \$137 (point value) = \$685 | \$685 |

Siting variation - Road boundary assessment (P1 of QDC) and multiple Side and Rear boundary assessments (P2 of QDC)

| Fee for service | Points for service | Calculation working | Final charge |
|---|--------------------|--|--------------|
| Request for assessment against the QDC design and siting requirements (siting variation), includes assessment of one (1) performance criteria | 5 points | 5 (points) x \$137 (point value) = \$685 | \$1,370 |
| PLUS | | | |
| Each performance criteria assessment thereafter | 5 points | 5 (points) x \$137 (point value) = \$685 | |

Extension to a Dwelling house on a standard lot (over 450 m²) located within a neighbourhood plan code with a Side and Rear boundary assessment e.g. side/rear setback and total length on boundary (P2 of QDC)

| Fee for service | Points for service | Calculation working | Final charge |
|--|--------------------|---|--------------|
| Request to Council for assessment as a referral agency of a development application for building work as identified by Schedule 9, Part 3, Division 2 of the <i>Planning Regulation 2017</i> | 16 points | 16 (points) x \$137 (point value) = \$2,192 | \$2,877 |
| PLUS | | | |
| Request for assessment against the QDC design and siting requirements (siting variation), includes assessment of one (1) performance criteria | 5 points | 5 (points) x \$137 (point value) = \$685 | |

Domestic development application scenarios and fee working

Assessable extension to a Dwelling house involving a single instance of small scale demolition

| Fee for service | Points for service | Calculation working | Final charge |
|-----------------------------|--------------------|---|--------------|
| Domestic development type B | 10 points | 10 (points) x \$137 (point value) = \$1,370 | \$2,056 |
| PLUS | | | |
| Minor development | 5 points | 5 (points) x \$137 (point value) = \$685 | |

Multiple dwelling development application scenarios and fee working

Multiple dwelling - 6 units

| Fee for service | Points for service | Calculation working | Final charge |
|--|--------------------|--|--------------|
| Multiple dwellings – base fee (inclusive of 2 units) | 61 points | 61 (points) x \$137 (point value) = \$8,357 | \$11,097 |
| PLUS | | | |
| Multiple dwellings – fee per unit (3–70 units) | 20 points | 5 (points) x \$137 (point value) x 4 (units) = \$2,740 | |

Reconfiguration development application scenarios and fee working

Subdivision of land - 1 lot into 40 lots

| Fee for service | Points for service | Calculation working | Final charge |
|--|--------------------|---|--------------|
| Reconfiguration development – base fee (includes up to 2 lots) | 30 points | 30 (points) x \$137 (point value) = \$4,110 | \$33,976 |
| PLUS | | | |
| Reconfiguration development – fee per lot (3–30 lots) | 168 points | 6 (points) x \$137 (point value) x 28 (lots) = \$23,016 | |
| PLUS | | | |
| Reconfiguration development – fee per lot (more than 30 lots) | 50 points | 5 (points) x \$137 (point value) x 10 (lots) = \$6,850 | |

Subdivision of land - two-stage ROL lodge as a single application - stage 1 (8 lots); stage 2 (12 lots)

| Fee for service | Points for service | Calculation working | Final charge |
|--|--------------------|---|--------------|
| Stage 1 Reconfiguration development – base fee (includes up to 2 lots) | 30 points | 30 (points) x \$137 (point value) = \$4,110 | \$21,372 |
| PLUS | | | |
| Stage 1 Reconfiguration development – fee per lot (3–30 lots) | 36 points | 6 (points) x \$137 (point value) x 6 (lots) = \$4,932 | |
| PLUS | | | |
| Stage 2 Reconfiguration development – base fee (includes up to 2 lots) | 30 points | 30 (points) x \$137 (point value) = \$4,110 | |
| PLUS | | | |
| Stage 2 Reconfiguration development – fee per lot (3–30 lots) | 60 points | 6 (points) x \$137 (point value) x 10 (lots) = \$8,220 | |

Development assessment area charge development application scenarios and fee working

For the purposes of the following development assessment area charge fee calculation examples, the term 'instalment' refers to each occurrence of 100 m² or part thereof.

Shop (or other commercial or industrial use) - 140 m²

| Fee for service | Points for service | Calculation working | Final charge |
|--|--------------------|---|--------------|
| Development assessment area charge – base fee (inclusive of up to 50 m ²) | 39 points | 39 (points) x \$137 (point value) = \$5,343 | \$5,891 |
| PLUS | | | |
| Development assessment area charge – fee per 100 m ² or part thereof (51–2,050 m ²) | 4 points | 4 (points) x \$137 (point value) x 1 (100 m ² instalment) = \$548 | |

Mixed use development (shop - 200 m², food and drink outlet 120 m²)

| Fee for service | Points for service | Calculation working | Final charge |
|--|--------------------|---|--------------|
| Development assessment area charge – base fee (inclusive of up to 50 m ²) | 39 points | 39 (points) x \$137 (point value) = \$5,343 | \$6,987 |
| PLUS | | | |
| Development assessment area charge – fee per 100 m ² or part thereof (51–2,050 m ²) | 12 points | 4 (points) x \$137 (point value) x 3 (100 m ² instalment) = \$1,644 | |

Other application type scenarios and fee working

S81 Minor change to stage 1 (only) of a two-stage ROL approval - stage 1 (8 lots); stage 2 (12 lots)

| Fee for service | Points for service | Calculation working | Final charge |
|--|--------------------|---|--------------|
| Making a change application to make a minor change (s81) - reconfiguration | 24 points | 24 (points) x \$137 (point value) = \$3,288 | \$3,288 |

S81 Minor change to add a stage to an existing single stage 20 lot ROL - stage 1 (8 lots); stage 2 (12 lots)

| Fee for service | Points for service | Calculation working | Final charge |
|--|--------------------|--|--------------|
| Stage 1 Reconfiguration development - base fee (includes up to 2 lots) | 30 points | 30 (points) x \$137 (point value) = \$4,110 | \$10,686 |
| PLUS | | | |
| Stage 1 Reconfiguration development - fee per lot (3-30 lots) | 36 points | 6 (points) x \$137 (point value) x 6 (lots) = \$4,932 | |
| PLUS | | | |
| Stage 2 Reconfiguration development - base fee (includes up to 2 lots) | 30 points | 30 (points) x \$137 (point value) = \$4,110 | |
| PLUS | | | |
| Stage 2 Reconfiguration development - fee per lot (3-30 lots) | 60 points | 6 (points) x \$137 (point value) x 10 (lots) = \$8,220 | |
| 50% of a fee equal to the current application fee | | | |
| Stage 1 plus stage 2 | 0.5 multiplier | \$21,372 x 0.5 = \$10,686 | |

Further information

For more information about Council's assessment and compliance fees, visit brisbane.qld.gov.au and search 'assessment and compliance fees'. You can also call Council and speak to a Planning Information Officer on 3403 8888 or for business enquiries, call Council on 133 BNE (133 263).

Disclaimer: The content of this fees and charges brochure is a summary only and has been prepared to assist the reader to understand Council's development assessment and compliance fees and charges. Please refer to the Brisbane City Council Schedule of Fees and Charges 2024-25 on Council's website brisbane.qld.gov.au for further details.




Development Services may, from time to time, update this fee brochure partway through a financial year to provide the most up-to-date information for our customers. To ensure you are viewing the latest Development Assessment and Compliance 2024-25 fee brochure, we recommend you regularly access this brochure via Council's website.

Brisbane City Council
GPO Box 1434, Brisbane Qld 4001

Every effort is made to ensure that information is correct at time of publishing

CA22-712036-07-6879
©2024 Brisbane City Council

 brisbane.qld.gov.au
 3403 8888

 /BrisbaneCityCouncil
 @brisbanecityqld
 @brisbanecitycouncil