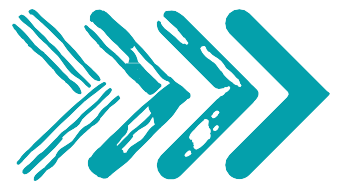


2025 – 2026 Development Assessment Fees and Charges Schedule

Version 1



Economic
Development
Queensland



Queensland
Government



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Preamble

This schedule, consisting of Parts A and B, is effective from **1 July 2025** and supersedes all previous Economic Development Queensland (EDQ) fee schedules. Amendments have been made pursuant to the Queensland Treasury Principles for Fees and Charges (October 2021) and reflect the annual Government Indexation Rate (GIR) for fees and charges. The GIR for the 2025/2026 financial year is 3.4%.

This schedule details the assessment fees within Priority Development Areas (PDAs) where Economic Development Queensland is the assessment manager. For PDAs where the development assessment functions have been delegated by the MEDQ to a local government, refer to the relevant Council's webpage for the applicable assessment fee.

Part A Fees

Part A sets out the fees and charges payable to EDQ for various applications and requests. The fees and charges seek to recover, in part, the costs incurred by EDQ for processing and considering PDA applications, including:

- material change of use, reconfiguring a lot, operational work and building work
- compliance assessment against a PDA development condition
- sealing plans of subdivision, including endorsement of community title schemes
- other applications such as changing a development application, changing a development approval, extending a currency period, road closure applications, and interfering with vegetation under a bylaw.

In some instances, the assessment of an application may require input from specialist consultants (such as acoustic engineer, economist, architect etc). In these instances, an additional assessment fee will be charged to cover the cost of the consultant/s. EDQ Development Assessment staff will advise where consultant input is required and the amount of the additional fee.

Part B Fees

Part B sets out the fee 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.

Confirmation of the application fee

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

Discounts for bona fide charitable or community organisations

A fee of 50% of the normal prescribed fee is payable for applications in the following instances:

- where proof of status as a bona fide charitable or not-for-profit organisation is provided; or
- where the Director of Planning Services (Development Assessment) accepts that the applicant is a bona fide charitable or community organisation.

However, the discount does not apply to private clubs, other than Senior Citizens Clubs, or to applications that do not fulfil a significant community role or are not considered 'not-for-profit' developments (such as commercial uses, reconfigurations, or the like).

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Part A assessment fees

1. Material Change of Use, Reconfiguring a Lot, Operational or Building Work

Application	Type	Fee ¹	Possible examples
Minor An application for development that is: <ul style="list-style-type: none"> > minor in nature and scale; and > does not require consultant input. 	1	\$783	<ul style="list-style-type: none"> > minor building work > extension of a detached dwelling or multi-unit dwelling > sales office > rearrangement of boundaries > minor operational works (e.g. filling and/or excavation for a detached dwelling)
	2	\$3,160	<ul style="list-style-type: none"> > extensions to existing lawful uses (other than for a detached dwelling or multi-unit dwelling) > multi-unit residential development – up to 10 dwellings and 1,000m² of GFA > landing / pontoon (for private residential use) > subdivision – creating up to 4 new lots
Standard An application for development that: <ul style="list-style-type: none"> > is of moderate scale; and > generally, complies with the relevant development scheme; and > may require input from consultants (such as architect, acoustic engineer, arborist etc). <p><i>Note: If consultant input is required, an additional assessment fee will be charged to cover these costs.</i></p>	1	\$7,835	<ul style="list-style-type: none"> > multi-unit residential development – between 11 and 50 dwellings and 1001m² and 5000m² of GFA > retail development – up to 3000m² of GFA > office, commercial or health care services – up to 5000m² of GFA > industrial development – up to 3000m² of GFA > childcare centre, community facility or educational establishment > non-resident worker accommodation² – up to 50 dwellings > subdivision – creating between 5 and 20 lots, without a plan of development > operational work for subdivision – up to 20 new lots > operational work for significant filling and excavation for a residential or commercial use
	2	\$15,671	<ul style="list-style-type: none"> > multi-unit residential development – between 51 and 120 dwellings and 5001m² and 10,000m² of GFA > retail development – between 3001m² and 6000m² of GFA > office/commercial development – between 5001m² and 10,000m² of GFA > industrial development – between 3001m² and 6000m² of GFA > subdivision creating up to 20 lots, accompanied by a plan of development > subdivision creating between 21 and 50 lots

¹ Regulatory fees are not subject to GST. If external consultant input is required, this cost will be on-charged and subject to GST (where applicable).

² Refer to PDA guideline no. 3, May 2015

Application	Type	Fee ¹	Possible examples
Standard An application for development that: <ul style="list-style-type: none"> > is of moderate scale; and > generally complies with the relevant development scheme; and > may require input from consultants (such as architect, acoustic engineer, arborist etc). <p><i>Note: If consultant input is required, an additional assessment fee will be charged to cover these costs.</i></p>	3	\$23,508	<ul style="list-style-type: none"> > multi-unit residential or commercial development between 10,001m² and 20,000m² of GFA > non-resident worker accommodation – up to 150 dwellings > industrial development – more than 6,000m² of GFA or an application requiring consultant input > subdivision creating up to 50 new lots and accompanied by a plan of development > subdivision creating between 51 and 100 lots > major operational work (e.g. trunk infrastructure) > for the assessment of a context plan or equivalent – where a whole of site material change of use has been approved
	4	\$31,348	<ul style="list-style-type: none"> > multi-unit residential or commercial development – between 20,001m² and 30,000m² of GFA > subdivision creating more than 50 new lots and requiring approval of a sub-precinct plan for residential and/or commercial development > commercial development greater than 20,000m² of GFA
Major An application for development that: <ul style="list-style-type: none"> > of strategic significance to the delivery of the development scheme; > of a large scale; and > may require input from consultants (such as architect, acoustic engineer, arborist etc). <p><i>Note: If consultant input is required, an additional assessment fee will be charged to cover these costs.</i></p>	1	\$46,951	<ul style="list-style-type: none"> > development requiring approval of a sub-precinct plan or context (area) plan or strategy > development greater than 30,000m² of GFA requiring input from consultants > non-resident worker accommodation – between 151 and 300 dwellings > subdivision creating more than 50 lots and involving complex engineering issues, and / or necessitating input from consultants, a design review process etc
	2	determined in consultation with applicant	<ul style="list-style-type: none"> > material change of use for whole of PDA, or a significant area of a PDA > significant operational work
Other An application for development that is in the following PDAs: <ul style="list-style-type: none"> > Woolloongabba; > Sunshine Coast Airport; and > any new PDA declared after 1 January 2024. 	1	price on application	<ul style="list-style-type: none"> > any material change of use, reconfiguring a lot, operational or building work

Table 1: Part A Assessment Fees for Material Change of Use, Reconfiguring a Lot, Operational or Building Work

2. Compliance Assessment – required by condition of approval

Note: An EDQ Development Assessment officer must confirm if the matter is minor, standard or major and the applicable fee for each component.

Application	Fee ³	Possible examples
Minor Technical assessment of plans and/or reports for a small to medium development (fee charged per component) <i>Note: a medium development may include a subdivision (up to 150 lots), without external infrastructure requirements.</i>	\$759 – \$3,161	<ul style="list-style-type: none"> > water reticulation plans > site based stormwater management plans > roadworks and drainage plans > sewer reticulation plans > construction management plan > landscape plans > façade and external building design materials > traffic functional layout plans > infrastructure credits > out of hours (construction) work
Standard / Major Technical assessment of plans and/or reports for a large development (fee charged per component) <i>Note: a large development may include a subdivision (greater than 150 lots) with external infrastructure requirements.</i>	\$7,822 – \$31,349	<ul style="list-style-type: none"> > water reticulation plans > site based stormwater management plans > roadworks and drainage plans > sewer reticulation plans > streetscape/public realm concept plans > façade and external building design materials > landscape plans > traffic functional layout plans > infrastructure credits > traffic modelling assessment > stormwater design and hydraulic calculations for stormwater drainage system > road design > vegetation management or rehabilitation plans > infrastructure master plans (e.g. community facilities, service infrastructure, movement network, sewer, water supply, stormwater, earthworks, community greenspace, fauna corridors) > context plan area strategy > overarching site strategies (e.g. total water cycle management, natural environment, resource strategy, community development, accessibility and social housing, employment) > detailed design documentation

Table 2: Part A Assessment Fees for Compliance Assessment – required by condition of approval

³ Regulatory fees are not subject to GST. If external consultant input is required, this cost will be on-charged and subject to GST (where applicable).

3. Compliance Assessment – plans for Reconfiguring a Lot

Plans associated with the subdivision of land or buildings, including consideration of community title schemes.

Application type	Range	Fee ⁴
Survey plan endorsement	1-10 lots	\$3,601
Survey plan endorsement	11- 50 lots	\$7,204 plus \$354/ each lot over 20
Survey plan endorsement	> 51 lots	\$17,062 plus \$205/ each lot over 50
Community title scheme endorsement	1- 10 lots	\$720
Community title scheme endorsement	11- 50 lots	\$2,843
Community title scheme endorsement	> 51 lots	\$7,115

Table 3: Part A Assessment Fees for Compliance Assessment – plans for Reconfiguring a Lot

4. Other application fees

Application type	Clarification	Fee ⁵
Application to Change an application	s.92 of ED Act	15% of current applicable assessment fee
Application to Change an approval	s.99 of ED Act	up to 25% of current applicable assessment fee
Application to extend currency period	s.101 of ED Act	\$714
Withdrawing an application	s.93 of ED Act	determined on a case-by-case basis
Road closure	Permanent	\$12,415
Road closure	Temporary	\$7,821
Permit application for interfering with vegetation	under a by-law	\$782

Table 4: Part A Assessment Fees – Other application fees

⁴ Regulatory fees are not subject to GST. If external consultant input is required, this cost will be on-charged and subject to GST (where applicable).

⁵ Regulatory fees are not subject to GST. If external consultant input is required, this cost will be on-charged and subject to GST (where applicable).

Part B development scheme preparation and amendment fees

Preparation and amendment fees are only recouped under this part of the schedule, where the development scheme has been prepared by EDQ, or the former ULDA. PDAs not listed in the table below, have either had their preparation and amendment fees for the development schemes fully recouped, or were not prepared by EDQ or the former ULDA.

PDA	Use type	Fee ⁶	Fee payment due
Urban PDAs			
Bowen Hills Northshore Hamilton Fitzgibbon	Residential	\$720/dwelling or lot	Lodgement of plan sealing application
	Non-residential	\$2/m ² of GFA	Lodgement of the development application
Woolloongabba	Residential	\$720/dwelling or lot	Lodgement of the development application
	Non-residential	\$2/m ² of GFA	Lodgement of the development application
Regional PDAs			
Blackwater East	Residential	\$192/dwelling or lot	Lodgement of plan sealing application
	Accommodation Village	\$192/dwelling	Lodgement of plan sealing application
	Non-residential	\$1/m ² of GFA	Lodgement of the development application
Clinton, Gladstone	Residential	\$270/dwelling or lot	Lodgement of plan sealing application
	Non-residential	N/A	N/A
Moranbah	Residential	\$42/dwelling or lot	Lodgement of plan sealing application
	Accommodation Village	\$42/dwelling	Lodgement of plan sealing application
	Non-residential	\$1/m ² of GFA	Lodgement of the development application
Oonoonba, Townsville	Residential	\$870/dwelling or lot	Lodgement of plan sealing application
	Non-residential	N/A	N/A
Roma	Residential	\$378/dwelling or lot	Lodgement of plan sealing application
	Non-residential	N/A	N/A
Greenfield PDAs			
Greater Flagstone	Residential	\$900/dwelling or lot	Lodgement of plan sealing application
	Non-residential	N/A	N/A

Table 5: Part B development scheme preparation and amendment fees

⁶ Regulatory fees are not subject to GST. If external consultant input is required, this cost will be on-charged and subject to GST (where applicable).