

2026 – 2027 Development Assessment Fees and Charges Schedule

1 July 2026

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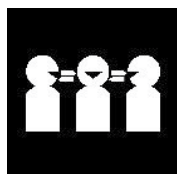


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Preamble

The 2026 – 2027 Development Assessment Fees and Charges schedule (the Fee Schedule) is effective from 1 July 2026 and supersedes all previous Economic Development Queensland (EDQ) fee schedules.

The Fee Schedule has been made pursuant to the provisions of Section 129 of the *Economic Development Act 2012* and the Queensland Treasury Principles for Fees and Charges (October 2021) and reflect the costs including labour, operating and indirect costs associated with providing the service.

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

Part A fees

Part A fees are those charges payable to EDQ for various applications and requests. These fees seek to recover, in part or full, 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 but not limited to 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 will advise where consultant input is required and the amount of the additional fee.

Part B fees

EDQ can set Part B fees to recover in part or full, the costs incurred for various plan making activities. These charges are currently set at nil. Therefore, the total fees payable to EDQ for PDA development are Part A fees only.

Fee calculation

When calculating the fee, it is the sum of all components of the application (rounded to the nearest dollar), as shown in example below:

Reconfiguration of a Lot	+	Plan of Development	+	Material Change of Use (Multiple Dwelling)	=	Total Fee
300 lots		298 lots		30 dwelling units		

Where multiple land uses are proposed, the fee is the sum of all uses included in the application. The principal use will be charged at 100% of the applicable fee. For secondary uses, all applicable fees, including minimum prescribed fees, will be reduced to 60%.

Multiple Dwelling	+	Shop	+	Indoor Sport and Recreation	=	Total Fee
250 dwelling units		200m ² GFA (60%)		500m ² GFA (60%)		

Confirmation of the application fee

The assessment fee is to be confirmed by EDQ prior to payment.

Discounts

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 application is for State or Local Government Community Facilities; or
- Where EDQ accepts the applicant is a bona fide charitable or community organisation; or
- Where the development is located within a Rural or Regional Priority Development Area (PDA) outside South East Queensland.

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).

Refunds

Where an application is withdrawn, EDQ retains the full cost of processing the application and will consider refunds or a credit as appropriate.

Fee reduction

Any request for reduction of fees is to be submitted in writing with appropriate justification, for consideration by EDQ. Previous EDQ fee determinations are not considered appropriate justification for reducing current EDQ fees and charges. In all instances the applicable minimum fee will apply.

Fees and Charges Schedule - Part A fees

Please note: Base fee represents the fee applicable to the first unit of measurement (e.g. lot, unit, m², or ha).

Where specialist consultants are engaged to assess technical reports, additional fees will apply. Applicants will be provided a scope and estimate prior to EDQ retaining external advice.

Material Change of Use (MCU) / Building Works (BW) (includes Land Use fees for Compliance Assessment)

Land Use Category / Land Use	Fee
1. Residential Use Includes House, Minor building works, demolition, extensions and carports and Display home, Home based business, Caretaker's accommodation.	Base fee \$4,200 Plus \$160 per additional unit
2. Residential Use Includes Multiple residential, Other residential, Relocatable home park, Short term accommodation.	
3. Tourism Use Includes Tourist Park.	
4. Commercial Use Includes Business, Car Park, Health Care Services, Hotel, Sales Office.	Base fee \$7,370 Plus \$1.50 per additional m ²
5. Retail Use Includes Bulk landscape supplies, Fast food premises, Food premises, Garden centre, Market, Outdoor sales, Service station, Shop, Shopping centre, Showroom.	
6. Sport, recreation and entertainment use Includes: Club, Indoor entertainment, Indoor sport and recreation, Outdoor sport and recreation.	
7. Tourism use Includes: Tourist attraction.	
8. Industrial use Includes Extractive industry, High impact industry, Low impact industry, Medium impact industry, Noxious and hazardous industry, Research and technology facility, Service industry and Warehouse. Note: Total Use Area (TUA) is the area of all buildings, structures and internal and external storage that form part of the use. It does not include carparking, landscaping or similar areas.	Base fee \$4,540 Plus \$2.20 per additional m ² of TUA
9. Service, community and other use Includes: Cemetery, Child-care centre, Crematorium, Educational establishment, Emergency services, Funeral parlour, Hospital, Place of assembly, Telecommunications facility, Utility installation, Veterinary hospital.	Base fee \$7,370 Plus \$1.10 per additional m ²
10. Service, community and other use	

Land Use Category / Land Use	Fee
Includes: Community facility.	
11. Rural use Includes: Agriculture, Agricultural supply store, Animal keeping and husbandry, Intensive animal industries, Intensive horticulture, Wholesale nursery.	\$1.10 per m ² GFA Minimum fee \$3,400
12. Preliminary Approval / Context Plan	Base fee \$34,000 Plus \$1,130 per additional ha

Table 1: Material Change of Use (MCU) / Building Works (BW) (includes Land Use fees for Compliance Assessment) Fees

Plan of Development (PoD)

Plan Type	Fee
1. Plan of Development	\$135 per lot Minimum fee \$8,500

Table 2: Plan of Development (PoD) Fees

Reconfiguration of a Lot

Application Type	Fee
1. Reconfiguration of a Lot	Base fee \$6,460 Plus \$270 per additional lot
2. Boundary Realignment / Access Easement	\$2,800

Table 3: Reconfiguration of a Lot Fees

Operational Works

Application Type	Fee
1. Operational Works – Vegetation Clearing	Base Fee \$2,800 plus \$55 per additional ha
2. Operational Works – Tidal works	\$3,400
3. Operational Works – Advertising Device/s	\$3,400
4. Operational Works – Other includes bulk earthworks, and trunk infrastructure design	\$9,070

Table 4: Operational Works Fees

Compliance Assessment/Endorsement Request – Reports and Plans

Application Type	Fee	
	Up to 150 dwellings / lots or 20,000m ² GFA / TUA	> 150 dwellings / lots or 20,000m ² GFA / TUA
1. Level 1 Includes: Architectural details, Façades, out of hours construction, vegetation management, advertising device/s, sustainability, Landscape (private), Monitoring reports	\$2,260	\$5,100
2. Level 2 Includes: Water, Sewer, Landscape (Public Space), Park, Traffic, Roadworks, Stormwater, Streetscape, IMP – Community facilities, Energy, Sustainability, Dispersive Soils, Geotechnical	\$8,500	\$11,340
3. Level 3 Includes: IMP – Sewer, Water, Transport, Stormwater, Flooding and Overarching Site Strategy (OSS)	\$17,000	\$34,000

Table 5: Compliance Assessment/Endorsement Request – Reports and Plans Fees

Compliance Assessment – Survey Plan

Application Type	Fee
1. Standard format plan - Lot rates apply per survey plan - Applies to Building Format Plan (BFP) and volumetric lots	Base fee \$2,250 Plus \$430 per additional lot
2. Signing a Community Management Statement (CMS)	\$1,130
3. Re-endorsement of Survey Plan	\$2,260
4. Certification Procedures Manual lodgement (paid at Compliance Assessment – Survey plan)	\$110 per lot

Table 6: Compliance Assessment – Survey Plan Fees

Other

Application Type	Fee
1. Accepting an Uncompleted Works (UCW) Bond	\$0
2. Change to application (before decided including applications for change to approval)	15% of current applicable fee Minimum fee \$2,800
3. Change to approval	10% of current applicable fee Minimum fee \$2,800 Plus full assessment fee when involving additional units/lots/m ²
4. Extension of Currency Period	\$2,800

Application Type	Fee
5. Exemption Certificate	\$2,800
6. Temporary Road Closure	\$17,000 plus any associated external Legal Charges incurred by EDQ
7. Permanent Road Closure	\$34,000 plus any associated external Legal Charges incurred by EDQ
8. Infrastructure Agreements including variations	POA plus any associated external Legal Charges incurred by EDQ

Table 7: Other Fees