

Development assessment and compliance fees 2009/10



Dedicated to a better Brisbane

This fact sheet will assist you to determine Brisbane City Council development assessment and compliance fees applicable to your development. You are required to pay fees at every assessable development phase. This fact sheet outlines:

- development phases
- development types
- fees applicable at every development phase.

Fees listed include GST, where applicable. **For staged developments, each development stage is classed as a separate development application.**

Getting started

If you need help preparing your development application or are unsure whether your proposal will meet the requirements of *Brisbane City Plan 2000**, you can discuss your application with officers from one of Council's Development Assessment teams.

Council offers two pre-lodgement services. Free over-the-counter pre-lodgement advice is available to answer simple questions about your proposal. You can also find out:

- what information you need to provide with your application
- what fees you will need to pay
- how the development process will work.

These discussions are limited to 15 minutes and can be done at any of Council's regional business centres or at the Library and Customer Centre, Brisbane Square.**

You can arrange a basic pre-lodgement meeting with Council officers. These meetings help identify relevant issues, ensure your application is on the 'right-track' and assist Council to assess your application quickly. Basic pre-lodgement meetings cost \$980 per meeting and are limited to one hour.

For more complex enquiries and/or where a meeting is likely to extend beyond 1 hour, you can arrange a complex pre-lodgement meeting. The fee will be advised on application based on officer involvement and preparation work at the rate of \$100 per hour.

For more information on pre-lodgement meetings please refer to Council's *Development Assessment Pre-lodgement Meetings* fact sheet.

Obtain a copy:

- online at www.brisbane.qld.gov.au/planningandbuilding
- by phoning Council on (07) 3403 8888
- by visiting any of Council's regional business centres or the Library and Customer Centre, Brisbane Square.**

Development phases

Phase 1

Development assessment/permit

Council first assesses your application. You are required to pay an assessment fee when you lodge your application. These fees are listed on Page 3 of this fact sheet.

Phase 2

Operational work and compliance assessment/permit

Following assessment of your original application, Council will advise if you are required to submit an operational work application or operational work plans to support your original application. You will need to pay a separate fee for each plan you are required to submit. These fees are listed on Page 5 of this fact sheet.

Phase 3

Development/operational work compliance

You will need to pay a compliance fee before you begin construction. This is a one-off fee calculated according to the size and complexity of your project and covers all inspections required during construction. These fees are listed on Page 4 of this fact sheet.

Phase 4

Plan sealing

If your development involves reconfiguring a lot, Council must endorse the survey/subdivision plan. You are required to pay a fee to have the plan sealed. Council will seal the plan when the development is finalised and all approval conditions have been met. These fees are listed on Page 4 of this fact sheet.



Development types

Council's RiskSMART DA

Council's RiskSMART DA process can streamline the way certain types of straightforward applications are assessed.

Talk to a Council accredited RiskSMART DA consultant about whether this can help your project save time and money.

For more information about RiskSMART, including how to find a consultant, visit www.brisbane.qld.gov.au/planningandbuilding or contact Council on (07) 3403 8888.

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.

Refer to examples of work listed under each category to determine the type of work you are doing.

Minor development

- small scale building work requiring development approval under *Brisbane City Plan 2000** (e.g. decks, pergolas, carports, sheds)
- small scale demolition work requiring development approval under *Brisbane City Plan 2000**
- rearranging boundaries to resolve encroachments
- material change of use of an existing or approved multi-unit dwelling to single-unit dwellings
- any other minor scale development as determined by the Manager of Development Assessment

Domestic development

Type A

- building or extending a house
- building a display home
- building a satellite dish that requires development approval under *Brisbane City Plan 2000**
- home business
- access easement
- landing associated with up to and including three dwelling units
- any other domestic scale development as determined by the Manager of Development Assessment

Type B

- demolition, removal or relocation of a building
- reconfiguring a lot into one to four residential lots
- subdivision under the *Body Corporate and Community Management Act* for two to four dwelling units

Small non-domestic development

Type A

- reconfiguring a lot into five to 10 residential lots or two to 10 non-residential or mixed-use lots
- landing associated with more than three dwelling units
- subdivision under the *Body Corporate and Community Management Act* for five to 10 dwelling units or two to 10 non-residential units
- other development with less than 1000m² gross floor area or less than 1000m² site area where no gross floor area is proposed

Type B

- building a multi-unit dwelling made up of two to nine dwelling units
- building between one and nine single-unit dwellings (excluding subdivision)

Large non-domestic development

Type A

- building a multi-unit dwelling made up of more than nine dwelling units
- building more than nine single-unit dwellings (excluding subdivision)

Type B

- reconfiguring a lot into more than 10 lots
- subdivision under the *Body Corporate and Community Management Act* for more than 10 dwelling units

Type C

- other development where new or additional gross floor area or site area is (includes change of use, utilising existing gross floor area or site area):
 - (1) between 1001m² and 2000m²
 - (2) between 2001m² and 4000m²
 - (3) more than 4000m²

Where the development involves gross floor area and site area, please refer to the greater of the two fees.

Major project

Any proposal required to be decided by full Council.



Development assessment/permit fees

Application fees for your preliminary approval/development permit

Development type		Code assessable	Impact assessable
Minor		\$425	\$635
Domestic	Type A	\$1200	\$1800
	Type B	\$1910	\$2830
Small non-domestic	Type A	\$2900	\$4400
	Type B	\$4400	\$6600
Large non-domestic	Type A	\$10,200 plus \$130 per unit over 9 units	\$15,300 plus \$200 per unit over 9 units
	Type B	\$4350 plus \$205 per lot over 10 lots	\$6500 plus \$260 per lot over 10 lots
	Type C(1)	\$4400	\$6400
	Type C(2)	\$10,100	\$15,200
	Type C(3)	\$17,800	\$25,900

Applications lodged by a Council RiskSMART DA accredited consultant will attract a discount of 30% off the standard relevant assessment fees providing the application meets all the necessary requirements to be lodged as a Council RiskSMART DA application.

Major projects

The following development assessment fees apply to major projects.

- A minimum fee of \$26,600 applies to all major projects.
- \$2.60 per m² of gross floor area for the first 10,000m² and \$1.30 per m² for every square metre over 10,000m².
- If no gross floor area is proposed the minimum fee applies.

Additional fees that may apply at the development assessment/permit stage

Incomplete application fee.....\$300

An incomplete application fee may be charged in addition to the base application fee when an applicant is advised that insufficient information was provided at the time of lodgement to enable the assessment of the application.

All applications are required to be lodged with:

- all necessary forms (including Fee Assessment and Erosion Hazard Assessment forms) properly completed
- detailed plans of layout and drawings with required number of copies
- assessment reports including relevant technical reports supporting and justifying the proposal.

Request for written information.....\$400

(including calculation of straightforward infrastructure contributions)

Discussion and calculation of infrastructure contribution.....\$980

Basic pre-lodgement meeting.....\$980

Complex pre-lodgement meeting.....POA

Preliminary approval where Council is the assessment manager for the development permit 80% of current development application fee

Alterations to facade facing Queen Street, Brunswick Street or Chinatown Mall.....\$1000

Assessment of structure plan and centres concept plan

- site less than 20 hectares.....\$7700
- site of 20 hectares or more.....\$12,800

If a structure plan or centres concept plan is required by the planning scheme, this fee is to be paid when the development application is lodged.

Superseded planning scheme.....\$500

Request for application to be considered under a superseded planning scheme. An assessment fee is also required if assessed under a superseded planning scheme.

Liquor licence investigation.....\$500

Major hydraulic analysis.....\$3500

(e.g. impact of fill, effect of structures such as bridges and culverts, development within a waterway corridor or retention basins and open channels)

Each re-submission.....\$950

Minor hydraulic analysis.....\$1580

(e.g. hydraulic analysis of overland flow paths and flood depths where not affected by structures)

Each re-submission.....\$500

Major traffic assessment report.....\$3500

Development involving:

- access on to a major road
- access to less than 12 residential units on to a minor road
- industrial sites greater than 2000m² on to an industrial road
- more than 10 residential subdivision lots on to a minor road
- all community facilities – educational, medical, sporting, child care centre etc

- all developments in a Centre
- proposed new intersection, traffic signals or roundabout
- existing traffic signals or roundabout impacted
- site-traffic generation rate more than 200vpd including traffic analysis on site access and other impacted intersections within 500m of site.

Each re-submission.....\$950

Basic traffic assessment report.....\$1580

Development involving:

- variation from City Plan standard (parking, servicing)
- less than 12 residential units on to a minor road
- industrial sites less than 2000m² on to an industrial road

- less than 10 residential subdivision lots on to a minor road
- site-traffic generation rate less than 200vpd.

Each re-submission.....\$500

Change to development approval/ conditions or extend development approval period 25% of current application fee

Cancel Development application.....\$300

Amend plan prior to development decision 25% of current application fee

Development/operational work compliance fees

The number of compliance components that apply to your development will determine the fees you need to pay at the compliance phase of the development. Below is a list of components that may be relevant to your development.

Water reticulation

The development requires construction of a water reticulation system. Prior to construction, a water reticulation operational work plan/compliance assessment plan must be lodged. This excludes minor work involving property connection only.

Sewer reticulation

The development requires construction of a sewer reticulation system. Prior to construction, a sewer reticulation operational work compliance assessment plan must be lodged. This excludes minor work involving property connection only.

Roads and drainage

The development requires construction of roads and/or stormwater drainage infrastructure. Prior to construction, a road and/or stormwater drainage operational work/compliance assessment plan must be lodged.

Stormwater management

The development application requires a site-based stormwater management plan to be submitted.

Landscaping and parkland

The development application requires a parkland and/or other public access and use infrastructure to be built.

Environmental management

The development work occurs within a waterway corridor or an environmental management plan was required at the time.

Erosion and Sediment Control

The development approval requires the submission of an Erosion and Sediment Control Plan.

Reconfiguration Development	Number of project components			
	1	2	3	4 or more
Boundary realignment	\$620			
Access easement	\$940			
1-3 lots (including boundary rearrangement)	\$1400			
4-7 lots	\$3500	\$4500	\$5200	\$6300
8-15 lots	\$6900		\$8300	\$9700
16-30 lots	\$11,200			\$12,500
31 or more lots	\$14,000			\$18,300

Material Change of Use &/or Building Work Development	Fee
Erosion & Sediment Control and minor impacts on Council assets (eg. footpath, driveway crossover, water supply connection, sewerage connection, stormwater drainage outlets, service extensions to connect to existing services)	\$1400 per development permit
Erosion & Sediment Control and major impacts on Council assets (eg. footpath or road widening, sewer manhole, sewer main, water main, stormwater manhole, stormwater drain line)	\$6900 per development permit
Up to 2 project components	\$6900 per development permit
3 project components	\$8300 per development permit
4 or more project components	\$9700 per development permit

Additional compliance fees

Major infrastructure items.....\$5900 per item

(e.g. sewer pumping station, vacuum sewer, trunk mains, water booster, water reservoir, bridge, traffic signals or other item determined by the Manager of Development Assessment)

Additional inspection fee.....\$300 per site inspection

- re-inspection of work failing an initial inspection
- inspection in response to a valid complaint about non-compliance
- any other non-scheduled inspection

Approval for building over or near stormwater infrastructure/overland flow paths.....\$650

Approval for building over sewer assessed by private building certifier or registered professional engineer Queensland.....\$65

Approval for building over sewer assessed by Brisbane City Council.....\$650

Operational work and compliance assessment fees

Minor plans

\$630 per plan or per compliance assessment

Minor plans include:

- public landscape management and site works plans for sites up to 2000m²
- erosion and sediment control plans for sites up to 2000m²
- traffic functional layout plans (type A, B or C roads)
- signs and line marking plans (type A, B or C roads).

Standard plans

\$930 per plan or per compliance assessment

Standard plans include:

- public landscape management and site works plans
- private landscape management and site works plans for sites more than 2000m²
- erosion and sediment control plans for sites more than 2000m²
- vegetation management or rehabilitation plans
- site-based stormwater management plans
- roadworks and drainage plans
- water reticulation plans
- sewer reticulation plans
- filling and excavation/bulk earthworks
- streetscape concept plans
- construction management plans
- traffic functional layout plans (type D roads and signalised intersections).

Other plans

\$1420 per plan or per compliance assessment

Other plans include:

- environmental management plans
- major infrastructure design plans
(e.g. sewer pumping station, vacuum sewer, trunk mains, water booster, water reservoir, bridge, traffic signals.)

Minor prescribed tidal work

\$600 per application

(e.g. pipeline, embankment, drain, boat ramp, landing serving up to three dwelling units)

Other prescribed tidal work

\$4300 per application

(e.g. revetment wall, landing serving more than three dwelling units, marina, bridge, wharf, riverwalk, promenade)

Incomplete application fee

\$300

An incomplete application fee may be charged in addition to the base application fee when an applicant is advised that insufficient information was provided at the time of lodgement to enable the assessment of the application.

All applications are required to be lodged with:

- all necessary forms (including Fee Assessment form) properly completed
- detailed plans of layout and drawings with required number of copies
- assessment reports including relevant technical reports supporting and justifying the proposal
- where for Erosion and Sediment Control Plan, a properly completed Erosion Hazard Assessment form.



Plan sealing fees

Endorsing survey plan

Plan of survey endorsement.....	\$130 per lot
Re-submission/re-endorsement of survey plan.....	\$300
Request for Council to accept bond for incomplete work.....	\$1500
This allows early endorsement of survey plans and ensures the work is finalised.	
Re-submission of bond request if application is deemed inadequate or incomplete.....	\$300
Request for approval of street naming.....	\$330 per request
Request for advice of house numbering.....	\$300 per request

Endorsing community title scheme

Endorsement of a survey plan for a community title scheme with no previous approval	
Endorsement of proposed subdivision plan for up to four units.....	\$1350

Each additional unit.....	\$270
Community management statement endorsement.....	\$270
Re-submission or re-endorsement of survey plan.....	\$300

** Regional business centres

South Regional Business Centre
Sunnybank Hills Shoppingtown
661 Compton Road, Sunnybank Hills

East Regional Business Centre
2 Millennium Boulevard, Carindale

West Regional Business Centre
46 Coonan Street, Indooroopilly
Relocating to 70 Station Street, Indooroopilly
in October 2009

North Regional Business Centre
960 Gympie Road, Chermside

Library and Customer Centre

Brisbane Square
266 George Street, Brisbane

Example of how to calculate your fees

Example scenario

You want to demolish a house and build five new townhouses in its place. This will be done in a residential area, within a demolition control precinct. Below is a list of fees for each phase of the development process.

Development assessment/permit fees

The demolition is code-assessable domestic development. The fee for this part of the application would be \$1910. Building five new townhouses is impact-assessable non-domestic development. The fee for this part of the application would be \$6600.

The total fee for the development assessment phase of this development would be \$8510.

Operational work and compliance assessment/permit fees

In this example an erosion and sediment control plan, a water reticulation plan and a sewer reticulation plan is required.

Minor plan – erosion and sediment control\$630
(this site is less than 2000m²)

Standard plan – water reticulation plan\$930

Standard plan – sewer reticulation plan.....\$930

The total fee for the operational works phase of this development would be \$2490.

Development/operational work compliance fees

As the proposal is small non-domestic development and involves two compliance components, the fee for this phase of the development would be \$6900.

This fee covers all necessary inspections required during construction.

If any work fails an inspection, a fee of \$300 will be charged for each additional site inspection.

Plan sealing fees

If this development involves reconfiguring a lot, Council will need to endorse the subdivision/survey plan. The following fees would apply.

Endorsement of proposed community title scheme subdivision plan

First four units	\$1350
One additional unit.....	\$270
Community management statement endorsement.....	\$270

The total fee for the plan sealing phase of this development would be \$1890.

The total development, compliance and plan sealing fees for this development would be \$19,790

Fees listed effective 1 July 2009 – 30 June 2010

*You can obtain or view a copy of Brisbane City Plan 2000 at any of Council's regional business centres or the Library and Customer Centre, Brisbane Square. You can also view it at any Council library or request a copy by phoning (07) 3403 8888.

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