

From: Garrett McVilly <garrett@planatp.com.au>
Sent: Monday, 15 June 2026 1:23 PM
To: Graham Eagle
Cc: CPEDS-DS-PlanningSupport
Subject: RE: A007042278 - 2780 OLD CLEVELAND RD CHANDLER QLD 4155 - fee breakdown (id:7097146)

This email originates from outside of Brisbane City Council.

Hi Graham,

Thank you for sending through the below. We have reviewed the proposal plans and we are requesting Council's assessment fee be amended to accurately reflect the extent of the proposed modifications.

To provide some context, the subject site benefits from an existing approval issued on 21 July 1983 for a Material Change of Use for Sport and Recreation including six (6) tennis courts and twenty-five (25) carparks (Council Ref: 420/10-X070/773). The proposal seeks to convert 2 existing tennis courts into 4 padel courts, as well as the demolition of an existing shed allowing for additional carparking.

The existing tennis courts would therefore remain in accordance with the historical approval rights over the site and Council's assessment fee would therefore be limited to the following:

- New padel courts: 872m²
- Existing clubhouse: 244m²
- Covered area / existing building: 353m²
- Existing block toilets: 25m²
- Shed: 9m²

The fees should only apply to the area of the proposed padel courts associated use areas and not the existing lawful tennis courts. We calculate this area to be 1,503m² and would require a fee payable of \$17,875.

It is on this basis, we request Council to issue an amended fee quote accordingly.

Regards,

Garrett McVilly | Town Planner
Plan A Town Planning Pty Ltd

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-----Original Message-----

From: CPEDS-DS-PlanningSupport@brisbane.qld.gov.au <CPEDS-DS-PlanningSupport@brisbane.qld.gov.au>
Sent: Friday, 12 June 2026 4:11 PM
To: Plan A Town Planning <planning@planatp.com.au>
Subject: A007042278 - 2780 OLD CLEVELAND RD CHANDLER QLD 4155 - fee breakdown (id:7097146)

Hello Garrett,

As per our conversation this afternoon, please see the below fee explanation/break-down for this application:

For s82 ? other change applications, the application fee charged is `equal to the current application assessment fee? where 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.

The fee type applied in this instance was the Development Assessment Area Charge. This fee is an area-based charge and includes GFA and also `areas not forming part of the definition of GFA, integral to the development?, such as unenclosed structures, awnings and ancillary outdoor areas used by a development.

In this instance, the chargeable area included the proposed padel courts, tennis courts 1, 2, 3 and 6, and the areas marked as `covered area? and `existing building? on the proposed plans (Total = 3,475m2).

The fee breakdown was as follows:

Base charge - \$5,577

fee per 100m2 or part thereof, 51m2 - 2,050m2 (20 parts) ? 20 x \$572.00 - \$11,440.00 fee per 100m2 or part thereof greater than 2,050m2 (15 parts) ? 15 x \$429.00 - \$6,435.00

Total: \$23,452.00

I hope this clarifies the basis for the fee provided in this instance,

Any further correspondence for this application should be sent to the dedicated team inbox listed below with the application number provided in the subject line of the email.

Kind regards,
Graham

Graham Eagle
Urban Planner
Planning Application Review Service
Development Services
City Planning and Economic Development Services | BRISBANE CITY COUNCIL [CPEDS-DS-
PlanningSupport@brisbane.qld.gov.au](mailto:CPEDS-DS-PlanningSupport@brisbane.qld.gov.au)

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