

PLANNING SERVICES	FEE CHARGES
APPLICATIONS FOR PLANNING APPROVAL:	
Development Application Determination of development application (other than for an extractive industry) where the estimated cost (GST exclusive) of the development is – *Regulatory Fees (a) – (f)	<i>(based on the estimated development cost). Reference Guides: Cordell's WA Quarterly Construction Report, and Construction & Building Costs – Curtin Business School.</i> Nil GST items (a)-(f)
(a) Not more than \$50,000	\$147.00
(b) More than \$50,000 but not more than \$500,000	0.32% of estimated development cost
(c) More than \$500,000 but not more than \$2.5 million	\$1,700 + 0.257% for every \$1 in excess of \$500,000
(d) More than \$2.5 million but no more than \$5 million	\$7,161 + 0.206% for every \$1 in excess of \$2.5 million
(e) More than \$5 million but not more than \$21.5 million -	\$12,633 + 0.123% for every \$1 in excess \$5 million
(f) More than \$21.5 million -	\$34,196
Certificate of Title Search and Retrieval – Certificate of Title Only; OR Certificate of Title Search and Retrieval – Includes Certificate and Survey/ Easement Document * Council Fee	\$35.50 (GST inclusive) \$55.00 (GST Inclusive)
Application for Sign Licence (Public Land) * Council Fee	\$149.50 (GST Exempt)
<i>Penalty Fee for Retrospective Approvals shall be 3 x the calculated Planning Fee</i> * Regulatory Fee	If the development has commenced or been carried out, an additional amount, by way of penalty, that is twice the amount of the maximum fee payable for determination of the application in addition to the initial application fee, making the total fee payable for an application subject to a penalty three times the application fee under paragraph (a), (b), (c), (d), (e) or (f) Nil GST
Application for Change of Use or for alteration or extension or Continuation of a Non –Conforming Use * Regulatory Fee	\$295.00 and, if the change of use or the alteration or extension or change of the non-conforming use has commenced without approval, an additional amount of \$590 as a penalty fee. Nil GST
Advertising – Planning Application: 'A' uses, others as appropriate Minor Advertising Major Advertising Minor/Major - as determined by Planning Officer *Council Fee	MAJOR Advertising \$386.50 (Nil GST) MINOR Advertising \$200.00 (Nil GST)

<p>Consideration of Amended Plans (Development Approval Amendment)</p> <p>- Minor Amendment</p> <p>- Major Amendment</p> <p>* Regulatory Fee **Council Fee</p>	<p>\$157.50**</p> <p>\$295.00*</p> <p>Nil GST</p>
<p>Request for consideration of Extension of Time <i>(request must be received no later than 1 month before Planning Approval has lapsed)</i></p> <p>* Council Fee</p>	<p>\$160.00</p> <p>Nil GST</p>
<p>Determination of development application for an Extractive Industry</p> <p>* Regulatory Fee</p>	<p>\$739.00 and, if the development has commenced or been carried out, an additional amount of \$1,392 as a penalty</p> <p>Nil GST</p>
<p>Request by Applicant for Consideration of Matter by Council</p> <p>* Council Fee</p>	<p>\$386.50</p> <p>Nil GST</p>
<p>Environmental Assessment of Application</p> <p>* Regulatory Fee</p>	<p>\$111.20 Minimum. Based on deemed 2 x Hours; additional technical analysis at (x) 1 hour</p> <p>Nil GST</p>
HOME BASED BUSINESS	
<p>(a) Initial fee</p> <p>(b) Renewal fee</p> <p>* Regulatory Fee</p>	<p>\$222.00 and, if the home occupation has commenced, an additional amount of \$444.00 as a penalty fee is applicable.</p> <p>\$73.00 and, if the approval to be renewed has expired, an additional amount of \$146.00 as a penalty fee is applicable.</p> <p>Nil GST</p>
PRELIMINARY COMMENTS	
<p>Preliminary Consideration of Development Plans</p> <p>* Council Fee</p>	<p>\$325.00</p> <p>Nil GST</p>
SUBDIVISION CLEARANCE	
<p>(a) Not more than 5 lots</p> <p>(b) More than 5 lots but not more than 195 lots</p> <p>(c) More than 195 lots</p> <p>* Regulatory Fee</p>	<p>\$73.00 per lot</p> <p>\$73.00 per lot for first 5 lots and then \$35.00 per lot</p> <p>\$7,393</p> <p>Nil GST</p>
SECTION 40 CERTIFICATES (LIQUOR ACT)	
<p>Section 40 Certificate (Liquor Licence)</p> <p>* Council Fee</p>	<p>\$119.00</p> <p>Nil GST</p>

DETAILED AREA PLANS (LOCAL DEVELOPMENT PLANS)

Minor (DAP)

\$1,496.50

Major (DAP)

\$2,793.00

The above represents an initial deposit required. All processing work is costed subject to the Schedule of Charge Out Rates for Officers. A refund will be paid where processing is determined less than the deposit paid, any extra costs are required from the applicant where these are in excess of the deposit.

Nil GST

CHARGE OUT RATES:

	Hourly Fee (GST excl.)
Director/ City/ Shire Planner	\$88.00
Manager/ Senior Planner	\$66.00
Planning Officer	\$36.86
Other staff e.g. environmental health officer	\$36.86
Secretary/ administrative clerk	\$30.20

The cost of specialist services or reports required by the local government to adequately assess a scheme amendment or structure plan proposal is payable by the applicant.

NOTE: The local government may permit this work (or part thereof) to be undertaken directly by the applicant.

Details of the calculation used to derive a fee are to be made available to the applicant on request.

Fees may be waived by a local government, at its discretion.

SCHEME AMENDMENT & STRUCTURE PLAN

Town Planning Scheme Amendment (Rezoning) & Structure Plan

- Basic Amendment
- Standard Amendment
- Complex Amendment

The above represents an initial deposit required. All processing work is costed subject to the Schedule of Charge Out Rates for Officers. A refund will be paid where processing is determined less than the deposit paid, any extra costs are required from the applicant where these are in excess of the deposit.

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	Hourly Fee (GST excl.)
Director/ City/ Shire Planner	\$88.00
Manager/ Senior Planner	\$66.00
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Details of the calculation used to derive a fee are to be made available to the applicant on request.

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* Regulatory Fee

BASIC AMENDMENT:

\$2,863.00 (up-front fee)

*(If amendment is not initiated by Council \$500 refunded)***STANDARD AMENDMENT:**

\$4,195 (up-front fee)

*(If amendment is not initiated by Council \$1,500 refunded)***COMPLEX AMENDMENT:**

\$5,526 (up-front fee)

(If amendment is not initiated by Council \$2,000 refunded)

Nil GST

MISCELLANEOUS	
Issue of Written Planning Advice * Regulatory Fee	\$73.00 (GST inclusive)
Issue of Zoning Certificate * Regulatory Fee	\$73.00 (Nil GST)
Property Settlement Questionnaire * Regulatory Fee	\$73.00 (Nil GST)
OTHER PLANNING DOCUMENTS	
Copy of Local Planning Policy Manual * Council Fee	\$134.00 (Nil GST)
Copy of Town Planning Scheme Text * Council Fee	\$134.00 (Nil GST)
Copy of Town Planning Scheme Map (A0) * Council Fee	\$139.00 (Nil GST)
Other Planning Documents * Council Fee	Charged at printing cost Nil GST
COPY CHARGES	
Plan Prints	
A4 Photocopy	\$ 1.50
A3 Photocopy	\$ 2.00
A2 Photocopy	\$ 14.00
A1 Photocopy	\$ 22.50
A0 Photocopy	\$ 45.00
* Council Fee	Nil GST
Computer Plots	
A4 Paper	\$ 16.50
A3 Paper	\$ 22.50
A2 Paper	\$ 42.50
A1 Paper	\$ 71.00
A0 Paper	\$ 142.00
Coloured Copy Maps – A0	\$ 142.00
* Council Fee	Nil GST

DEVELOPMENT ASSESSMENT PANELS	
2017/ 2018	
<p>1. A DAP application where the estimated cost of development is -</p> <p>* Regulatory Fees 1(a) – (g); 2 NIL GST</p>	<p>Please Note:</p> <p>All DAP Applications (together with DAP fees for applications) will be lodged with the Local Government (Council). These fees are in addition to the application fees charged by the Local Government (Council). DAP fees will be remitted to the DAP by the Local Government as per requirements of the <i>Planning and Development (Development Assessment Panels) Regulations 2011</i>.</p>
(a) not less than \$2 million and less than \$7 million	\$4,548
(b) not less than \$7 million and less than \$10 million	\$7,021
(c) not less than \$10 million and less than \$12.5 million	\$7,639
(d) not less than \$12.5 million and less than \$15 million	\$7,857
(e) not less than \$15 million and less than \$17.5 million	\$8,075
(f) not less than \$17.5 million and less than \$20 million	\$8,294
(g) \$20 million or more	\$8,511
2. Application for Amendment or Cancellation of a Development Assessment Panel determination (Application under regulation 17)	\$196.00

Excluded Applications

Under DAP Regulations, development applications relating to the following classes of development are "excluded development applications". These applications will not be able to be determined by a DAP:

- Construction of a single house
- Construction of carports, shade sails, outbuildings or sheds
- Development in an improvement scheme area
- Development by a local government or the WAPC.

Example: If an application is received with a cost of development, inclusive of GST, valued at \$10 million, the associated fee of Item 1(c) \$7,639 applies. The application does not fall into the lower threshold of Item 1(b) as the estimated cost is not 'less than \$10 million'.

DAP Fees in effect from 1 July 2017

Planning and Development (Development Assessment Panels) Amendment Regulations 2016 (**Amendment Regulations**)

SCHEDULE OF CHARGE OUT RATES FOR OFFICERS

OFFICER	CHARGE OUT RATE PER HOUR	INC GST
Chief Executive Officer	\$ 258.18	\$ 284.00
Director Planning & Development Services	\$ 201.41	\$ 221.55
Manager Development Assessment & Building Certification	\$ 160.23	\$ 176.25
Manager Strategic & Integrated Land Use	\$ 160.23	\$ 176.25
Team Leader Environmental Planning & Management	\$ 144.09	\$ 158.50
Team Leader Strategic Planning & Policy	\$ 144.09	\$ 158.50
GIS Officer	\$ 96.09	\$ 105.70
Administration Officer	\$ 70.00	\$ 77.00
PLANNING		
Strategic Planner	\$ 160.23	\$ 176.25
Senior Planner	\$ 127.05	\$ 139.75
Planner	\$ 96.09	\$ 105.70
BUILDING		
Senior Building Surveyor	\$ 127.05	\$ 139.75
Building Surveyor	\$ 96.09	\$ 105.70
NOTE: Where the Officer is performing a regulatory function of council, the fee will be GST exempt		
ENGINEERING		
City Engineer	\$ 160.23	\$ 176.25
Development Engineer	\$ 127.05	\$ 139.75
Technical Officer	\$ 96.09	\$ 105.70
ENVIRONMENTAL HEALTH		
Manager Environmental Health	\$ 160.23	\$ 176.25
Senior Environmental Health Officer	\$ 127.05	\$ 139.75
Environmental Health Officer	\$ 96.09	\$ 105.70

* Regulatory Fee – WAPC Planning Bulletin 93/2013 (June 2013 as amended)

* Council Fee – Adopted by Council 30 May 2017 (in effect 1 July 2017)