

LOCAL PLANNING FEES (per application) 2024/2025

(Planning and Development Act 2005, Planning and Development Regulations 2009)

Development Applications

(Including development of a type to be determined by a Development Assessment Panel)

Note: Applications that are subject to determination by a Development Assessment Panel are subject to an additional fee as set out in the Planning and Development (Development Assessment Panels) Regulations 2011 detailed on [page 3 of this schedule](#).

Item	Description of Service	Fee
1	Determining a development application (other than for an extractive industry) where the development has not commenced or been carried out and the estimated cost of the development is:	
	(a) not more than \$50,000	\$147
	(b) more than \$50,000 but not more than \$500,000	0.32% of the estimated cost of development
	(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 not more than \$5 million	\$7,161 + 0.206% for every \$1 in excess of \$2.5m
	(e) more than \$5 million but not more than \$21.5 million	\$12,633 + 0.123% for every \$1 in excess of \$5m
	(f) more than \$21.5 million	\$34,196
	Determining a development application for a Building Envelope , including amendments	\$147
	Determining a development application for the erection, placement and display of advertisements (Signage).	The fee in item 1 above
2	Determining a development application (other than for an extractive Industry) where the development has commenced or been carried out	The fee in item 1 plus, by way of penalty, twice that fee
3	Determining a development application for an Extractive Industry where the development has not commenced or been carried out	\$739
4	Determining a development application for an Extractive Industry where the development has commenced or been carried out	The fee in item 3 plus, by way of penalty, twice that fee
5A	Determining an application to amend or cancel a (DA) Development Application.	\$295
5B	Deemed-to-Comply Check - Determining an application for advice made under the <i>Planning and Development (local Planning Schemes) Regulations 2015</i> , Schedule 2, Clause 61A (effective 15 February 2021)	\$295
Subdivision Clearance		
5	(a) not more than 5 lots	\$73 per lot
	(b) more than 5 lots but not more than 195 lots	\$73 per lot for the first 5 lots and then \$35 per lot
	(c) more than 195 lots	\$7,393

Home Business Applications		
6	Determining an initial application for approval of a Home Occupation where the home occupation has not commenced or been carried out	\$222
7	Determining an initial application for approval of a Home Occupation where the home occupation has commenced	The fee in item 6 plus, by way of penalty, twice that fee
8	Determining an application for the Renewal of an approval of a Home Occupation where the application is made before the approval expires	\$73
9	Determining an application for the Renewal of an approval of a Home Occupation where the application is made after the approval has expired	The fee in item 8 plus, by way of penalty, twice that fee
10	Determining an initial application for approval of a Bed & Breakfast, Child Family Care Centre & other residential based activities where the occupation has not commenced or been carried out	\$341
11	Determining an initial application for approval of a Bed & Breakfast, Child Family Care Centre & other residential based activities where the occupation has commenced	The fee in item 10 plus, by way of penalty, twice that fee
Change of Use Applications		
12	Determining an application for change of use or for alteration or extension or change of a non-conforming use to which item 1 does not apply, where the change or the alteration, extension or change has not commenced or been carried out	\$295
13	Determining an application for change of use or for alteration or extension or change of a non-conforming use to which item 2 does not apply, where the change or the alteration or extension or change has commenced or been carried out	The fee in item 12 plus, by way of penalty, twice that fee
Miscellaneous Fees		
14	Providing a zoning certificate	\$73
15	Replying to a property settlement questionnaire	\$73
16	Providing written planning advice (includes Home/Other Business advice to satisfy Statutory Licencing Requirements)	\$73
17	Strata Title – Preliminary Determination	\$165.75
18	Sale of scheme texts and land use strategy (text): (a) Hard copy (b) Electronic	 \$43.05 \$19.90
19	Where applications require public consultation advertising costs to be paid at the following rates: (a) Letters to landowners and government authorities (b) Hire and erection of advertising sign (c) Other external media advertising	 \$19.90 \$231.40 All costs + 10%
20	Section 40 Certificate (Liquor Licence)	\$111.40

Scheme Amendments, Structure Plans & Local Development Plans		
21	Local Planning Scheme Amendments	
22	Local Structure Plans Assessment	The fee is to be calculated in accordance with the Planning and Development Regulations 2009 (part 7, Division 2) as amended from time to time.
23	Structure Plan Modifications, Design Guidelines Assessments	
24	Local Development Plan	
Town Planning Scheme 3		
25	TPS 3 Scheme Cost Assessment Fee	
	- Per lot fee for the subdivision of up to 3 lots	\$452.60
	- Per lot fee for each lot thereafter 3 lots	\$86.10
Development Assessment Panels (DAP fees effective from 1 July 2023)		
Applications that are subject to determination by a Development Assessment Panel (DAP) are subject to an addition fee as set out in the <i>Planning and Development (Development Assessment Panels) Regulations 2011, Schedule 1 – Fees for applications (Regulations 10, 17)</i> detailed below		
1	A DAP application where the estimated cost of the development is:	
	(a) not less than \$2 million and less than \$7 million	\$6168
	(b) not less than \$7 million and less than \$10 million	\$9522
	(c) not less than \$10 million and less than \$12.5 million	\$10,361
	(d) not less than \$12.5 million and less than \$15 million	\$10,656
	(e) not less than \$15 million and less than \$17.5 million	\$10,952
	(f) not less than \$17.5 million and less than \$20 million	\$11,249
	(g) \$20 million or more	\$11,544
2	An application under r. 17 (Amending or cancelling development approval)	\$264

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