

Planning Services Fees - FY 2023-2024

Application Fees and Charges	Total Cost 2023/24
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Development Application Fees

Determining a development application (other than an extractive industry) where the development has not commenced or been carried out and the estimated cost of the development (excluding GST) is:

\$0 - \$50,000	\$147.00
\$50,001 to \$500,000	\$0 plus 0.32% of estimated cost - GST free
\$500,001 to \$2,500,000	\$1,700 plus 0.257% per \$1 over \$0.5mil. - GST free
\$2,500,001 to \$5,000,000	\$7,161 plus 0.206% per \$1 over \$2.5mil. - GST free
\$5,000,001 to \$21,500,000	\$12,633 plus 0.123% per \$1 over \$5.0mil - GST free
\$21,500,01 and above	\$34,196.00
Re-approval of Development Approval (where still valid)	50% of the prescribed fee
Determining an application to amend or cancel development approval (P&D Regulations 2015 Sch.2 cl 77)	50% of the original DA fee up to \$295.00
Determining an application for advice (P&D Regulations 2015 Sch.2 cl 61A)	\$295.00
Change of Use or for an alteration or extension or change of a non-conforming use	\$295.00
Advertising of development application at applicants request	Actual cost of the advertising (<i>costs include officer time, can be approx \$300.00 total</i>)

Extractive Industry

Extractive Industry application for Development Approval	\$739.00 (payment on application)
Extractive Industry annual licence fee	\$140.00) payment on approval must
Extractive Industry rehabilitation bond per ha.	\$5000.00) comply with conditions

Home Occupation

Application for Development Approval	\$222.00
Local Producers (jams, preserves etc) - Application for Development Approval	\$75.00

Re-approval of Development Approval for home occupation (where still valid)	\$73.00
Home Occupation annual licence fee	\$70.00

Approval of Existing Development

Where development has commenced or been carried out, an additional amount by way of penalty, will be charged at twice the amount of the maximum fee payable for determination of the application as detailed above. (ie in total, three times the original application fee).

Scheme Amendment/Rezoning

Total estimated fees for Scheme Amendments and Structure plans are calculated in accordance with part 7 - "Local Government Planning Charges" of the *Planning and Development Regulations 2009*. Fees that are in addition to the initial application lodgement fee are calculated on the following hourly rate basis:

Director/ City 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

Subdivision Clearance

Providing a subdivision clearance of 1-5 lots (per lot)	\$73.00
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Providing a subdivision clearance for between 5 and up to, and including 195 lots.	
First 5 lots – per lot	\$73.00
From 6 lots to 195 – per lot	\$35.00
Providing a subdivision clearance for more than 195 lots	\$7,393.00
Incomplete Works Bond Fee	2% (inc GST) of the bonded value of incomplete works (minimum fee of \$110 inc GST)

Supervision Fee

If a Consulting Engineer and Superintendent has been engaged	1.5% (plus GST) of the contract value (ex GST) of road and drainage works
If a Consulting Engineer and Superintendent has not been engaged	3% (plus GST) of the contract value (ex GST) of road and drainage works
Inspection fee for works that will not become the City of Albany's infrastructure	\$80.00
Subsequent reinspections for works that will not become the City of Albany's infrastructure	\$80.00

Liquor Licence Certificate

Section 40 application	\$150.00 payment on application
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Alfresco and Street trading

Alfresco dining (application)	\$120.00 + \$65.00 (annual EHO fee)
Street Trading (per annum)	\$65.00 (payment on application)
Special Permit (in addition to Street Trading Permit)	\$65.00 (payment on application)
Fixed Location Vendor - Council property - A Category (Urban, high amenity area)	\$2500.00 (per annum)
Fixed Location Vendor – Council property - B Category (Remote location)	\$1500.00 (per annum)
Fixed Location Vendor – Council property – C Category	\$1000.00 (per annum)

Supply of documents

Scheme maps (per map)	\$35.00
Providing written planning advice at the following hourly rates/pre-application advice (Includes land use / history, property development & planning)	\$73.00 (including GST)
Letter for motor vehicle repair business licence	\$40.00
Site / property plans (per plan)	\$40.00
Statistics (per hour with min charge 1 hour)	\$40.00
Sundry documents (per hour)	\$40.00
Electronic document (compact disc)	\$20.00
Zoning statement	\$73.00
Certificate of Title Search (includes C/T)	\$40.00

Non-Complying Development

Failing to comply with a written direction (s 214)	\$500.00
Contravention of a Town Planning Scheme (s 218)	\$500.00
Undertaking development in a Development Control Area without prior approval (s 220)	\$500.00
Contravening an Interim Development Order (s 221)	\$500.00

Structure Plans

Total estimated fees for Structure plans are calculated in accordance with part 7 - "Local Government Planning Charges" of the <i>Planning and Development Regulations 2009</i> . Fees that are in addition to the initial application lodgement fee are calculated on the following hourly rates:	
Director/ City Planner	\$100.00
Manager/ Senior Planner	\$80.00
Planning Officer	\$50.00
Other staff e.g. Environmental Health Officer	\$50.00
Secretary/ administrative clerk	\$40.00

City Officer time for commercial business requests (rate per hour including 10% GST)

Engineering/Planning Technical Officer	\$125.00
Environmental Health Officer	\$125.00
Managers	\$135.00
Executive Directors	\$185.00

Road/ROW/PAW closure assessment fee (Stage 1)

Covers Landgate/probate search, preliminary land valuation, correspondence with other affected landowners	\$900.00 (per application)
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Road/ROW/PAW closure assessment fee (Stage 2)

Covers advertising Road/ROW/PAW closure, consultation with landowners/service providers, Council Report, survey, application to Department of Planning Lands & Heritage to dispose of land to adjoining landowner(s) (to be divided between applicants should there be more than 1)	\$2000.00 (per application)
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Notes:

Fees are set under the Council's 2021-2022 Fees and Charges pursuant to *Planning and Development Regulations 2009* and *Planning and Development Amendment Regulations 2015*.

As per the WAPC Planning Bulletin No. 93/2011, the Goods and Services Tax (GST) will not apply to fees for development applications, subdivision clearances, home occupations, changes of use and zoning certificates. GST will apply to fees for property settlement questionnaires, written planning advice, scheme amendments and structure plans.