City of
Bayswater

Planning Fees 2020/21

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Fees and Charges in Accordance with Schedule 2 of the *Planning and Development Regulations 2009*

Item	Development	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 $2.5 million
(e)	More than $5 million but not more than $21.5 million	$12,633 + 0.123% for every $1 in excess of $5 million
(f)	More than $21.5 million	$34,196
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 development approval	$295

Estimated cost of development is excl. GST

Item	Subdivision Clearance (Freehold and Survey-strata)	Fee
5	Providing subdivision clearance for –	
(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

Each common property lot is counted as one lot, areas reserved for the purpose of a pedestrian access way, right of way, truncation, road widening, drainage reserve or recreation reserve are not counted as lots

Item	Home Occupation	Fee
6	Determining an initial application for approval of a home occupation where the home occupation has not commenced	$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 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

Item	Change of Use	Fee
10	Determining an application for a change of use or for an 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
11	Determining an application for a change of use or for an alteration or extension or change of a non-conforming use to which item 2 does not apply, where the change or the alteration, extension or change has commenced or been carried out	The fee in item 10 plus, by way of penalty, twice that fee

Item	General	Fee
12	Providing a zoning certificate	$73
13	Replying to a property settlement questionnaire	$73
14	Providing written planning advice	$73
15	Providing a Clause 61A Deemed-to-Comply check for Single Houses	$295

City of Bayswater

All Other Fees and Charges

Item	Development Assessment Panel	Fee
1	The A DAP application where the estimated cost of the development is –	
(a)	Not less than $2 million and less than $7 million	$5,603
(b)	Not less than $7 million and less than $10 million	$8,650
(c)	Not less than $10 million and less than $12.5 million	$9,411
(d)	Not less than $12.5 million and less than $15 million	$9,680
(e)	Not less than $15 million and less than $17.5 million	$9,948
(f)	Not less than $17.5 million and less than $20 million	$10,218
(g)	$20 million or more	$10,486
2	An application under r. 17	$241

In accordance with Schedule 1 of the Planning and Development (Development Assessment Panels) Regulations 2011
DAP application fees are in addition to the fees in accordance with the Planning and Development Regulations 2009
Estimated cost of development is excl. GST

Strategic Planning	Fee
Request for local planning scheme amendment, or adoption/amendment of a structure plan, activity centre plan or local development plan	The fee calculated by local government, estimating the hours that the local government's staff will spend dealing with the request at the following rates: Person in charge of planning: $88.00 per hour Senior planner or manager: $66.00 per hour Officer with qualifications relevant to request: $36.86 per hour Secretary or administrative officer: $30.20 per hour A deposit of $3,000 is required on lodgement

In accordance with Regulation 48 of the Planning and Development Regulations 2009

Additional Costs and Expenses	Fee
Advertising an application or matters relating to an application	Advertising involving more than 10 letters: $2.50 per letter

In accordance with Regulation 49 of the Planning and Development Regulations 2009

Strata Subdivision (Form 24)	Fee
1 to 5 lots	$656 plus $65 for each lot
6 to 100 lots	$981 (being the fee payable for the first 5 lots) plus $43.50 for each other lot
101 or more lots	$5,113.50

In accordance with Schedule 1 of the Strata Titles General Regulations 1996

General	Fee
Development approval search	$100
Subdivision clearance reinspection	$55

Design Review Panel	Fee
Application fee	$2,500

In accordance with Item 9.1.10 at Planning and Development Services Committee Meeting 13 March 2018

Cash-in-Lieu of Car Parking	Fee
Morley City Centre, Bayswater Town Centre, Maylands Town Centre	$10,000 per car bay
Other areas	Cost of providing on-street car parking and associated landscaping and street trees in the immediate vicinity

In accordance with Item 11.1.8 at Ordinary Council Meeting 20 November 2012

Mobile Food Vehicles	Fee
Permit application fee	$52
Permit renewal fee	$31
Three month permit	$255
Six month permit	$510
12 month permit	$1,020

In accordance with Item 9.4 at Planning and Development Services Committee Meeting 12 June 2018
Permit application and renewal fees are in addition to the permit fee