

Planning Fees 2025/26

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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	\$2,217
5	Determining an application to amend or cancel development approval	\$295
6	Application for Advice – Development Approval Exemptions for Single House	\$295

Estimated cost of development is excl. GST

Item	Subdivision Clearance (Freehold and Survey-strata)	Fee
7	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 Business	Fee
8	Initial Application for approval where the Home Business has not commenced	\$222
9	Initial Application for approval where the Home Business has commenced	The fee in item 8 plus, by way of penalty, twice that fee
10	Renewal of approval of a Home Business where the application is made before the approval has expired	\$73
11	Renewal of approval of a Home Business where the application is made after the approval has expired	The fee in item 10 plus, by way of penalty, twice that fee

Item	Change of Use	Fee
12	Determining an application for a change of use, where the change or the alteration, extension or change has not commenced or been carried out	\$295
13	Determining an application for a change of use, where the change or the alteration, extension or change has commenced or been carried out	The fee in item 12 plus, by way of penalty, twice that fee

Item	General	Fee
14	Zoning certificate	\$73
15	Property settlement questionnaire	\$73
16	Written planning advice	\$73
17	Scheme text	\$40
18	MHI (CD)	\$38

All Other Fees and Charges

Item	Development Assessment Panel	Fee
1	A DAP application where the estimated cost of the development is –	
(a)	Less than \$2 million	\$5,475
(b)	Not less than \$2 million and less than \$7 million	\$6,322
(c)	Not less than \$7 million and less than \$10 million	\$9,760
(d)	Not less than \$10 million and less than \$12.5 million	\$10,620
(e)	Not less than \$12.5 million and less than \$15 million	\$10,922
(f)	Not less than \$15 million and less than \$17.5 million	\$11,226
(g)	Not less than \$17.5 million and less than \$20 million	\$11,530
(h)	Not less than \$20 million and less than \$50 million	\$11,833
(i)	Not less than \$50 million	\$17,097
2	Amend or cancel development approval by the Development Assessment Panel	\$271

*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
Scheme amendments, structure plans, activity centre plans and local development plans (and modifications thereof) where documentation is prepared by applicant.	<p>Deposit payable on lodgement: \$3,000</p> <p>Total estimated fees are calculated in accordance with the Planning and Development Regulations 2009 and are to be paid prior to advertising.</p> <p>Hourly rates will be calculated based on the following: Director: \$88.00 per hour Manager/Coordinator/Senior Planner: \$66.00 per hour Planning Officer: \$36.86 per hour Other Officers: \$36.86 per hour Business Development Officer: \$30.20 per hour</p>

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: \$2.70 per letter

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

Strata Subdivision (Form 15A)

	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 the Strata Titles General Regulations 2019

General	Fee
Development approval search	\$55
Subdivision clearance reinspection	\$60

Design Review Panel	Fee
Application fee (one panel member)	\$500
Application fee (full panel)	\$2,500
Sitting Fee (chairperson)	\$700
Sitting Fee (member)	\$425

Cash-in-Lieu of Car Parking	Fee
Bayswater Town Centre (per bay)	\$3,000
Maylands Activity Centre (per bay)	\$3,000
Morley Activity Centre (per bay)	\$3,000
Other areas	Cost of providing on-street car parking and associated landscaping and street trees in the immediate vicinity