

TOWN PLANNING FEES (2025 / 2026)

ITEM	DESCRIPTION OF TOWN PLANNING 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 b) More than \$50,000 but not more than \$500,000 c) More than \$500,000 but not more than \$2.5 million d) More than \$2.5 million but not more than \$5 million e) More than \$5 million but not than \$21.5 million f) More than \$21.5 million	\$147 0.32% of the estimated cost of development \$1,700 + 0.257% for every \$1 in excess of \$500,000 \$7,161 + 0.206% for every \$1 in excess of \$2.5m \$12,633 + 0.123% for every \$1 in excess of \$5m \$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
5	Determining an application to amend or cancel development approval (this applies where a determination has already been given by the City or where amended plans are submitted and not requested by the City)	\$295
6	Single House – Residential Design Codes performance criteria or Local Planning Scheme assessment	\$73 per performance criteria / Local Planning Scheme variation assessed with a minimum of \$147 and a maximum of \$730
7	Demolition where development approval required	\$147
8	Determining an initial application for approval of a home based business (including cottage industry) where the home based business has not commenced	\$222
9	Determining an initial application for approval of a home based business (including cottage industry) where the home based business has commenced	The fee in item 8 plus, by way of penalty, twice that fee
10	Determining an application for the renewal of an approval for a home based business (including cottage industry) or other development approval	\$73
11	Determining an application for change of use or for alteration or extension or change of a non-conforming use which item 1 does not apply and where the change of use has not commenced	\$295
12	Determining an application for change of use or for alteration or extension or change of a non-conforming use which item 1 does not apply and where the change of use has commenced	The fee in item 11 plus, by way of penalty, twice that fee
13	Extension of current development approval	\$164
14	Providing a subdivision clearance for: a) Not more than 5 lots b) More than 5 lots but not more than 195 lots c) More than 195 lots	\$73 per lot \$73 per lot for the first 5 lots and \$35 per lot thereafter \$7,393
15	* Basic Scheme Amendment	\$2,670
16	* Standard Scheme Amendment	\$5,340 (50% refundable if not advertised)
17	* Complex Scheme Amendment	\$10,680 (50% refundable if not advertised)
18	* Structure Plan	\$8,275
	Modifications to Plan once approval given	\$2,760
19	* Local Development Plan (other than subdivision condition)	\$925
	Modifications to Plan once approval given	\$310
20	Issue of zoning certificate	\$73
21	Issue of Section 40 certificate or similar	\$109
22	Issue of written planning advice	\$73
23	Road / R.O.W / P.A.W. request for closure	\$926
24	Advertising: a) On site signage b) Newspaper advertising	\$441 per sign \$441 per advertisement
25	CD digital copy of planning document	\$33
26	Pre-strata inspection	\$464 (GST inclusive)
27	Application for Advice – Development Approval Exemptions for Single Houses	\$295 (GST inclusive)

NOTE: All fees are exempt from GST unless otherwise indicated. * Fee is inclusive of all associated advertising charges.