

Planning Services Fees - FY 2018-2019

Application Fees and Charges	Total Cost 2018/19
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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 Planning Scheme Consent (where still valid)	50% of the prescribed fee
Request for minor amendment to an approved development	\$50.00
Request for major amendment to an approved development 50% of regular fee with a minimum of \$100	50% of the prescribed fee
Change of Use or for an alteration or extension or change of a non-conforming.	\$270.00
Advertising of development application at applicant's request	\$300 or actual cost of the advertising (whichever is the higher amount)

Extractive Industry

Extractive Industry application for Planning Scheme Consent	\$739.00
Extractive Industry annual licence fee	\$135.00
Extractive Industry rehabilitation bond per ha.	\$3500.00

Home Occupation

Application for Planning Scheme Consent	\$209.00
Local Producers (jams, preserves etc) - Application for Planning Scheme Consent ****	\$75.00
Re-approval of Planning Scheme Consent for home occupation (where still valid)	\$73.00
Home Occupation annual licence fee	\$70.00

Retrospective Approval

Where development has commenced or been carried out, an additional amount by way of penalty, will be charged at twice the amount of the relevant maximum fee payable for determination of the application as detailed above. (Therefore totalling 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	\$69.00
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	\$78.00
Subsequent reinspections for works that will not become the City of Albany's infrastructure	\$78.00

Liquor Licence Certificate

Section 40 application	\$145.00
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Alfresco and Street trading

Alfresco dining (application)	\$120.00
Street Trading (per annum)	\$60.00
Fixed Location Vendor - Council property	\$1200.00

Supply of documents

Scheme maps (per map)	\$32.00
Providing written planning advice at the following hourly rates/pre-application advice (Includes land use / history, property development & planning)	\$75.00 (including GST)
Letter for motor vehicle repair business licence	\$37.00
Site / property plans (per plan)	\$32.00
Statistics (per hour with min charge 1 hour)	\$38.00
Sundry documents	\$38.00
Electronic document (compact disc)	\$17.00
Zoning statement	\$73.00

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 Planning and Development Regulations 2009. Fees that are in addition to the initial application lodgement fee are calculated on the following hourly rates:	
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

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

Engineering/Planning Technical Officer	\$118.00
Environmental Health Officer	\$118.00
Managers	\$128.00
Executive Directors	\$175.00

Notes:

Fees are set under the Council's 2018-2019 Fees and Charges pursuant to *Planning and Development Amendment Regulation 2013* – Government Gazette No. 94 dated 14th June 2016.

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.