

Planning Services Fees – 2026 / 2027

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

Application Fees

Application Type	Fee (GST not applicable)
DEVELOPMENT APPLICATION	
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 is:	
\$0 - \$50,000	\$147
\$50,001 to \$500,000	\$0 plus 0.32% of estimated cost
\$500,001 to \$2,500,000	\$1,700 plus 0.257% per \$1 over \$0.5 mil
\$2,500,001 to \$5,000,000	\$7,161 plus 0.206% per \$1 over \$2.5 mil
\$5,000,001 to \$21,500,000	\$12,633 plus 0.123% per \$1 over \$5.0 mil
\$21,500,01 and above	\$34,196
VARIATION TO EXISTING DEVELOPMENT APPROVAL 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
DEEMED TO COMPLY CHECK Determining an application for advice - Residential (P&D Regulations 2015 Sch.2 cl 61A)	\$295
APPLICATION FOR CHANGE OF USE Change of use or for an alteration or extension or change of a non-conforming use	\$295
ADVERTISING OF PROPOSED APPLICATION Advertising of development application at applicant's request	Based on costs incurred. Minimum of \$300
EXTRACTIVE INDUSTRY APPLICATION Extractive Industry application for Development Approval Extractive Industry rehabilitation bond per hectare (ha)	\$739 payment on application \$6,000 as per conditions
EXTRACTIVE INDUSTRY LICENCE Extractive Industry annual licence fee renewal	\$150
APPLICATION FOR HOME BUSINESS Development Application for land use of Home Business	\$222

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 / Structure Plans

	Fee (GST exempt)
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 (GST Exempt):	
Director/ City Planner	\$88
Manager/ Senior Planner	\$66
Planning Officer	\$36.86
Other staff e.g. Environmental Health Officer	\$36.86
Secretary/ Administrative Clerk	\$30.20

Subdivision Clearance

	Fee	GST
Clearance for 1 to 5 lots	\$73 per lot	GST Not Applicable
Clearance for 5 lots up to, and including 195 lots:		
First 5 lots	\$73 per lot	
From 6 to 195 lots	\$73 per lot for first 5 lots \$35 per lot from 6 to 195 lots	
Subdivision clearance for more than 195 lots	\$7,393	
Incomplete Works Bond Fee	2% of the bonded value of incomplete works - minimum fee of \$110	Inclusive of GST

Liquor Licence Certificate

	Fee (inclusive of GST)
Section 40 application	\$165 payment on application

Fixed Location Vendor or Trader – Council Property

	Fee (inclusive of GST)
Application for Alfresco dining	\$150
Street Trading	\$150 per annum - payment on application
Fixed Location Vendor – A Category Urban, high amenity area	\$2,745 per annum
Fixed Location Vendor – B Category Remote location	\$1,716 per annum
Fixed Location Vendor – C Category	\$1,144 per annum

Non-complying Development

	Fee (GST exempt)
Failing to comply with a written direction (s 214)	\$500
Contravention of a Town Planning Scheme (s 218)	\$500
Undertaking development in a Development Control Area without prior approval (s 220)	\$500
Contravening an Interim Development Order (s 221)	\$500

Supply of Documents

	Fee (inclusive of GST)
Scheme maps	\$45 per map
Providing written planning advice at the following hourly rates/pre-application advice <i>Includes land use/ history, property development & planning</i>	\$73
Letter for motor vehicle repair business licence	\$45
Site / property plans	\$45 per plan
Statistics	\$45 per hour with min charge 1 hour
Sundry documents	\$45 per hour
Electronic document	\$25 compact disc
Zoning statement	\$73
Certificate of Title Search	\$49.50 includes C/T
Property Report	\$132

City Officer Time for Commercial Business Requests

	Fee (Inclusive of GST)
Engineering / Planning Technical Officer	\$150 per hour
Environmental Health Officer	\$140 per hour
Managers	\$180 per hour
Executive Directors	\$205 per hour

Road / ROW / PAW Closure Assessment Fee (Stage 1)

	Fee (Inclusive of GST)
Covers Landgate/probate search, preliminary land valuation, correspondence with other affected landowners	\$300 per application

Road / ROW / PAW Closure Assessment Fee (Stage 2)

	Fee (Inclusive of GST)
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)	\$2,300 per application
Cost to be divided between applicants should there be more than one	

Supervision Fee

	Fee	GST
If a Consulting Engineer and Superintendent has been engaged	1.5% of the contract value of road and drainage works (contract value ex GST)	1.5% plus GST
If a Consulting Engineer and Superintendent has not been engaged	3% of the contract value of road and drainage works (contract value ex GST)	3% plus GST
Inspection fee for works that will not become the City of Albany's infrastructure	\$85	Inclusive of GST
Subsequent re-inspections for works that will not become the City of Albany's infrastructure	\$85	Inclusive of GST