

TOWN PLANNING FEES & CHARGES 2026 / 27

Item	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	\$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	66% of the original application fee with a minimum of \$73 and a maximum of \$295
5.	Providing a 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
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 a 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
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 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 alteration, extension or change has commenced or been carried out	The fee in Item 10 plus, by way of penalty, twice that fee
12.	Providing a zoning certificate	\$73
13.	Replying to a property settlement questionnaire	\$73
14.	Providing written planning advice	\$73

15.	Determining an application for a single house (R-Code or scheme assessment)	\$73 per design principle or scheme variation with a minimum of \$147 and a maximum of \$365
16.	* Local planning scheme amendments –	
	a) Basic amendment	\$2,775
	b) Standard amendment	\$5,550
	c) Complex amendment	\$11,100
17.	* Structure plan	\$8,325
18.	* Local development plan where not required as part of a subdivision condition	\$1,385
19.	Relocation or removal of building envelope	\$147
20.	Providing a Section 40 certificate	\$90
21.	* Road / R.O.W / P.A.W request for closure / dedication	\$1,385
22.	Advertising –	
	a) On site sign	At cost + 10%
	b) Newspaper notice	
23.	Development approval bonds –	
	a) Small development	\$5,000
	b) Medium development	\$10,000
	c) Large development	\$20,000
	d) Special use and/or tourism development	To be determined by Council
24.	Subdivision bushfire contributions (in lieu of providing an individual strategic water supply for bushfire protection –	
	a) Up to 9.99ha	\$2,000 per lot for the first 10 lots and then \$100 per lot
	b) 10ha to 39.9ha	\$2,000 per lot for the first 5 lots and then \$250 per lot
	c) 40ha and over	To be determined by Council
25.	Extractive industry licence (annual or renewal fee)	\$370
* Fee is inclusive of all associated advertising charges		
NOTE: All fees are exempt from GST unless otherwise indicated		