

# Planning Fee Schedule

Effective 1 July 2023

<b>Planning Records Search</b>	Excl GST	GST	Incl of GST
Residential/Commercial/Industrial If hardcopies are required this fee covers the first five sheets, with any additional sheets charged at the below Plan Copying rates	\$120	\$12	\$132

<b>Development 'Works'</b>	Planning fee (excl.gst)
Determining a development application where the development has not commenced or been carried out and the estimated cost of the development is:	
Not more than \$50,000	\$147
More than \$50,000 but not more than \$500,000	0.32% of the estimated cost of development
More than \$500,000 but not more than \$2.5 million	\$1,700 and 0.257% for every \$1 over \$500,000
More than \$2.5 million but not more than \$5 million	\$7,161 and 0.206% for every \$1 over \$2.5 million
More than \$5 million but not more than \$21.5 million	\$12,633 and 0.123% for every \$1 over \$5 million
More than \$21.5 million	\$34,196
Determining a development application where the development has commenced or been carried out	The fee above plus, penalty of twice that fee.

<b>Change of Use or Non-Conforming Use</b>	Planning fee (excl.gst)
Where development is not occurring, where the change or the alteration, extension or change has not commenced or been carried out	\$295
Where the change or the alteration, extension or change has commenced or been carried out	\$885 (includes penalty)
<b>Home occupation</b>	
Determining and initial application for approval where the activity has not commenced	\$222
Determining and initial application where the activity has commenced	\$666 (includes penalty)
Determining a renewal of an approved home occupation where the application is made before the expiry date	\$73
Determining a renewal of an approved home occupation where the application is made after the approval expires	\$219 (includes penalty)

<b>Commercial Vehicle Parking Applications</b>	Planning fee (excl.gst)
Initial Application	\$500

Permit Per Annum	\$250
Retrospective fee where the truck parking has commenced prior to approval	\$900
Expired Renewal	\$600

<b>Advertising costs</b>	Excl GST	GST	Incl of GST
Advertising to immediate adjoining and interfacing properties	\$250	\$25	\$275
Advertising to surrounding properties where the radius for referral is 100m or greater	\$350	\$35	\$385
Advertising to surrounding properties where the radius for referral is 200m or greater	\$450	\$45	\$495

<b>Other planning checks and processes</b>	Planning fee (excl.gst)
Deemed to Comply Fee - Determining an application for advice	\$295
Replying to a property settlement questionnaire	\$73
Providing a zoning certificate	\$73
Providing written planning advice	\$73
Amending or cancelling of a Development Approval	\$147 (min fee)
10% of the original calculated development application fee, with a minimum fee of \$147 up to a maximum \$295.	\$295 (max fee)

<b>Design Review Panel</b>	Excl GST	GST	Incl of GST
Review of a Significant Developments in accordance with the City's Local Planning Policy LP.06 Provision of up to three design review assessments, where the estimated cost of the development is:			
(a) up to \$2.5 million	\$1,200	\$120	\$1,320
(b) more than \$2.5 million but not more than \$5 million	\$1,500	\$150	\$1,650
(c) more than \$5 million but not more than \$21.5 million	\$1,800	\$180	\$1,980
(d) more than \$21.5 million	\$2,300	\$230	\$2,530

<b>Development Assessment Panels</b>	Planning fee (excl.gst)
Development Cost not less than \$2 million and less than \$7 million	\$6,003
Development Cost not less than \$7 million and less than \$10 million	\$9,268
Development Cost not less than \$10 million and less than \$12.5 million	\$10,084
Development Cost not less than \$12.5 million and less than \$15 million	\$10,371
Development Cost not less than \$15 million and less than \$17.5 million	\$10,659
Development Cost not less than \$17.5 million and less than \$20 million	\$10,948
Development Cost \$20 million or more	\$11,236
Application under Regulation 17	\$257

<b>Extractive industry</b>	Planning fee (excl.gst)
Determining a development application for an extractive industry where the development has not commenced or been carried out	\$739
Determining a development application for an extractive industry where the development has commenced or been carried out	\$2,217 (includes penalty)

<b>Clearance of Development Application Conditions</b> Prior to Issue of Building Permit	Excl GST	GST	Incl of GST
	\$400	\$40	\$440

<b>Subdivision clearance</b>	Planning fee (excl.gst)
(a) not more than 5 lots (cost per lot*)	\$73
(b) more than 5 lots but not more than 195 lots	\$73 per lot for the first five lots, then 35.00 per lot
(c) more than 195 lots*	\$7,393
<b>Subdivision Reinspection Fee</b> Where a subdivider has advised that subdivision works are complete, but are found on first inspection to be incomplete and subsequent reinspection is required to check compliance	\$250
<b>Built Strata Form 15A**</b> Certificate of Approval for a Strata Plan, Plan of re-Subdivision or Consolidation	
(a) up to an including 5 lots	\$656 plus 65 per lot
(b) 6 lots up to 100 lots	\$981 plus \$43.50 per lot for every lot in excess of 5 lots
(c) more than 100 lots	\$5,113.50

<b>Miscellaneous planning fees</b>	Excl GST	GST	Incl of GST
<b>Plan Copying</b> Note: first five sheets included in Planning Records Search fee			
A4 and A3 (black and white) - per sheet	\$3.50	\$0.35	\$3.85
A4 and A3 (colour) - per sheet	\$5.50	\$0.55	\$6.05
Letter of Consent to extinguish or modify a restrictive covenant on title or required by Landgate due to an existing interest over the land	\$300	\$30	\$330
Certificate of Local Planning Authority (Section 40, Liquor Control Act 1988)	\$350	\$35	\$385
Certificate of Local Government Authority (Section 55, Gaming and Wagering Commission Act 1987)	\$350	\$35	\$385
House re-numbering request per property (where specifically for the benefit of the applicant)	\$300	\$30	\$330
Preliminary development proposal meeting (maximum of 1 hour)	\$125	\$12.50	\$137.50
Scanning of Plans & Documents if not lodged electronically	\$50	\$5	\$55

## Strategic Planning Matters

<b>Town Planning Scheme Amendment, Structure Plan, Activity Centre Plans and Local Development Plans</b> Adoption or Amendment	
Applicable fee will be calculated in accordance with Part 7 Local Government Planning Charges of the Planning and Development Regulations 2009	GST taxable, request quote

## Additional development fees

<b>Right of Way or Pedestrian Accessway Closures</b>	Excl GST	GST	Incl of GST
<b>Application Fee</b> To be paid at the time of making the application, not refundable	\$288.61	\$28.86	\$317.47
<b>Processing fee</b> To be paid once the City determines that the closure may proceed	\$841.96	\$84.20	\$926.16
<b>Cash-in-lieu for Parking in the City Centre</b>			
<b>Cash value of a car bay</b> In accordance with the City of Canning Local Planning Policy LP.08 - Cash-in-lieu for Parking in the City Centre	\$22,500	\$2,250	\$24,750
<b>Crossover Applications</b>			
Application for a New or Replacement Crossover or to Remove Crossover	\$375	\$37.50	\$412.50
Application for an Unauthorised Crossover Where the application is made following construction or commencement of construction of the crossover	\$850	\$85	\$935
<b>Stormwater Connection Applications</b>			
Application for Stormwater Connection	\$300	\$30	\$330
<b>Remove/Modify Assets/Easement Applications</b>			
Application for the removal or modification to City assets or easements	\$425	\$42.50	\$467.50
<b>Removal of Temporary Turn Around Area</b>			
Staged development in areas like Scheme 21 require the construction of temporary turn around areas. They are removed when the road is extended. The current developer is required to pay for the removal	\$3,000	\$300	\$3,300
<b>Stormwater Connection Inspection Fees</b>			
Inspection Fee	\$250	\$25	\$275
Reinspection Fee Where the applicant/owner has advised that works are complete, but are found on first inspection to be incomplete and subsequent reinspection is required to check compliance	\$220	\$22	\$242

## Costs and expenses notes

1. Penalty notes - For applications where the development has commenced or been carried out and an application is lodged retrospectively, the total fee payable is three times the prescribed fee, by way of penalty.
2. Where an asterisk symbol (\*) appears in the above Schedule, it should be noted that:
  - a) the City applies the maximum prescribed fees for local government planning services, in accordance with Part 7 Local Government Planning Charges of the Planning and Development Regulations 2009. Pending any subsequent amendments to the maximum prescribed fees for local government planning services the City will update its schedule of fees accordingly.
  - b) Fees and charges for the services listed in the above Schedule are payable by the applicant at the time of the lodgement of an application.
  - c) The following costs and expenses, if incurred by the City in providing a service listed in the above Schedule are payable by the applicant in addition to the fee for the provision of the service:
    - (i) advertising the application and advertising matters related to the application;
    - (ii) specific assessment, such as an environmental assessment, required in relation to the application;
    - (iii) consultation procedures required in relation to the application;
    - (iv) technical resources and equipment, such as computer modelling, required in relation to the application;
    - (v) specialist advice, such as advice in relation to heritage matters, required in relation to the application.
  - d) Payment of the abovementioned additional costs and expense by the applicant, may be requested by the City either:
    - (i) at the time of the lodgement of an application, based on an estimate of costs and expenses by the City; or
    - (ii) prior to the determination of the application, after they actual costs and expenses are incurred by the City.
  - e) GST is payable on additional costs and expenses.
3. Where two asterisk symbols (\*\*) appears in the above Schedule, it should be noted that the City applies the maximum prescribed fees for WAPC/local government planning services, in accordance with Schedule 1 of the Strata Titles General Regulations 1996. Pending any subsequent amendments to the maximum prescribed fees for WAPC/local government planning services the City will update its schedule of fees accordingly.
4. Where an application is required to be advertised additional fees apply as listed in the table above. Advertising is undertaken in accordance with Local Planning Policy LP.02 *Public Consultation of Planning Proposals*.

### *Disclaimer*

*This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The City of Canning encourages you to seek professional advice before acting on any information contained in this document. Please contact the City of Canning if you wish to comment on the forms provided and information contained within. Any reported errors will be amended.*