

# PLANNING FEES & CHARGES SCHEDULE

## 2020/2021

Regulatory fees in effect from 1 July 2013  
Council fees in effect from 29 July 2020  
DAP fees in effect from 1 July 2018

### DISCLAIMER

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<b>Application for Development Approval</b>	
<b>Local Government Determination</b>	
1. New development application determined by the local government where the estimated cost (GST exclusive) of the development is:	
(a) not more than \$50,000 -	\$147 (nil GST)*
(b) more than \$50,001 but not more than \$500,000 -	0.32% of estimated development cost (nil GST)*
(c) more than \$500,001 but not more than \$2.5 million -	\$1,700 + 0.257% for every \$1 in excess of \$500,001 (nil GST)*
(d) more than \$2.5 million but no more than \$5 million -	\$7,161 + 0.206% for every \$1 in excess of \$2.5 million (nil GST)*
(e) more than \$5 million but not more than \$21.5 million -	\$12,633 + 0.123% for every \$1 in excess \$5 million (nil GST)*
(f) more than \$21.5 million -	\$34,196 (nil GST)*
2. Request by applicant for determination of development application by Council -	\$400 (nil GST)**
<b>Notes:</b>	
(1) Application for development approval relates to proposed or new land uses and developments other than for: <ul style="list-style-type: none"> <li>(i) a change of use, alteration or extension, continuation of non-conforming use;</li> <li>(ii) an extractive industry;</li> <li>(iii) retrospective development approval;</li> <li>(iv) an amendment to a development approval; or</li> <li>(v) a home based business approval.</li> </ul>	
(2) Regulatory fee* for development approval includes applications for signs and advertising devices.	
(3) Regulatory fees applying in application types 1 (a) to (f) are calculated based on the prescribed value contained in Part 7 - Local government planning charges of the <i>Planning and Development Regulations 2009</i> .	
(4) Nil GST is applicable to items 1 (a) to (f).	
(5) All application fees are calculated based on the estimated value of the development (i.e. reference Cordell commercial,	

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industrial and housing building cost guide for WA).		
(6)	Regulatory fees charged in items 1 (a) to (f) do not incorporate the costs of any public advertising or neighbouring landowner / occupant notifications, as may be required.	
(7)	If the development has commenced or has been carried out without approval, an additional amount that is twice the amount of the maximum fee payable for determining the application may be charged by way of penalty in addition to the application fee. Making the total fee payable for an application for retrospective development approval being three times the base application fee cost.	
(8)	Council fee** charged in item 2 is applied in addition to the cost of the development application regulatory fee*, as prescribed by the <i>Planning and Development Regulations 2009</i> and Western Australian Planning Commission (WAPC) Planning Bulletin 93/2013 (June 2013 as amended).	
<b>Development Assessment Panel Determination</b>		
3.	New development application determined by the Development Assessment Panel (DAP) where the estimated cost (GST exclusive) of the development is:	
(a)	not less than \$2 million and less than \$7 million -	\$5,603 (nil GST)*
(b)	not less than \$7 million and less than \$10 million -	\$8,650 (nil GST)*
(c)	not less than \$10 million and less than \$12.5 million -	\$9,411 (nil GST)*
(d)	not less than \$12.5 million and less than \$15 million -	\$9,680 (nil GST)*
(e)	not less than \$15 million and less than \$17.5 million -	\$9,948 (nil GST)*
(f)	not less than \$17.5 million and less than \$20 million -	\$10,218 (nil GST)*
(g)	\$20 million or more -	\$10,486 (nil GST)*
4.	Application for amendment or cancellation of DAP development approval -	\$241 (nil GST)*
<b>Notes:</b>		
(1)	Regulatory fees* applying in application types 3 (a) to (g) and 4 are based on the prescribed values contained in Schedule 1 - Fees for applications of the <i>Planning and Development (Development Assessment Panels) Regulations 2011</i> and may be subject to change without notice by amendment to legislation or regulations.	
(2)	All DAP applications (together with DAP fees for applications) are lodged with the local government. These fees are in addition to the development application fee charged by the local government. The DAP fees are remitted to the WAPC by the local government as per requirements of the <i>Planning and Development (Development Assessment Panels) Regulations 2011</i> .	
(3)	Nil GST is applicable to items 3 (a) to (f) and 4.	
(4)	Following costs and expenses, if incurred by the local government, are payable by an applicant in addition to the fee for the provision of a regulatory service: <ul style="list-style-type: none"> <li>• public advertising and community consultation regarding the application</li> <li>• technical assessment required in relation to the application (e.g. environmental impact assessment, retail sustainability assessment, traffic or flood modelling, etc.)</li> <li>• specialist or legal advice required with respect to the application (e.g. cultural heritage significance).</li> </ul>	
(5)	Under the DAP Regulations, development applications relating to the following classes of development are 'excluded development applications' and cannot be determined by the DAP:	

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<ul style="list-style-type: none"> <li>• construction of a single house</li> <li>• construction of carports, shade sails, outbuildings or sheds</li> <li>• development in an improvement scheme area</li> <li>• development by a local government or the WAPC.</li> </ul> <p><b>Example:</b> If an application is received with a cost of development, exclusive of GST, valued at \$10 million, the associated fee of item 3(c) \$9,411 applies. The application does not fall into the lower threshold of item 3(b) as the estimated cost is not 'less than \$10 million'.</p>		
(6)	In determining the relevant opt-in or mandatory financial thresholds and associated DAP fee for a development application, the total estimated cost of development excludes any GST component.	
(7)	Amending or cancelling a development approval determined by the DAP can be made by the local government as the responsible authority under r. 17A of the <i>Planning and Development (Development Assessment Panels) Regulations 2011</i> .	
<b>Approval of Change of Use / Alteration or Extension / Continuation of Non-Conforming Use</b>		
5.	Development application for a change of use, alteration / extension, or continuation of non-conforming use -	\$295 (nil GST)*
<b>Approval of Extractive Industry</b>		
6.	Development application for an extractive industry -	\$739 (nil GST)*
<b>Retrospective Development Approval</b>		
7.	Retrospective development application -	3 x cost of a new development application fee (nil GST)*  If the development has commenced or been carried out without approval, an amount that is twice the standard application regulatory fee by way of penalty, is applied in addition to the standard application regulatory fee, making the total fee payable three times the standard application regulatory fee (nil GST) in application types 1 (a) to (f).
8.	Retrospective development application for a change of use, alteration / extension, or continuation of a non-conforming use -	\$885 (nil GST)*  If the change of use, alteration / extension, or change of a non-conforming use has commenced without approval, an amount of \$590 as a penalty, is applied in addition to the standard application regulatory fee (i.e. total fee being \$295.00 + \$590.00 = \$885.00 nil GST).
9.	Retrospective development application for an extractive industry -	\$2,217 (nil GST)*  If the development has commenced or been carried out without approval, an amount of \$1,478 as a penalty, is applied in addition to the standard application regulatory fee (i.e. total fee being \$739.00 + \$1,478.00 = \$2,217.00 nil GST).

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<b>Amendment of Development Approval</b>		
10. Development application for major amendment to development approval valued at greater than an estimated cost of \$50,000 (GST exclusive) -		\$295 (nil GST)*
11. Development application for minor amendment to development approval valued at up to an estimated cost of \$50,000 (GST exclusive) -		\$147 (nil GST)**
12. Request for consideration of extension of time -		\$147 (nil GST)**
<b>Notes:</b>		
<p>(1) Regulatory fee* in item 5 for development applications for a change of use, alteration / extension, or continuation of a non-conforming use is charged where an item 1 application type does not apply.</p> <p>(2) Regulatory fee in application type 10 applies to all development approval amendments over \$50,001, as prescribed in the <i>Planning and Development Regulations 2009</i>.</p> <p>(3) Council fee** applicable in application types 11 and 12 is a reduced amount in line with the minimum application for development approval fee for proposals determined by the local government, and may include minor amendment to a development approval documentation involving a simple variation or revision of development plans or conditions.</p> <p>(4) Fees charged in application types 10 and 11 only apply for proposals to which a standard development application does not require agency referrals, public advertising or neighbouring landowner / occupant notifications.</p> <p>(5) Request for consideration of an extension of time in application type 12 must be received no later than one (1) month prior to the date that development approval has lapsed.</p>		
<b>Application for Home Based Business Approval</b>		
13. New development application for a home based business -		\$147 (nil GST)*
14. Retrospective development application for a home based business -		\$441 (nil GST)* If the home based business has commenced without approval, an amount of \$294 as a penalty, is applied in addition to the standard application fee (i.e. total fee being \$147 + \$294 = \$441 nil GST).
15. Renewal of home based business approval (annual) -		\$73 (nil GST)**
16. Renewal of expired or lapsed home based business approval -		\$219 (nil GST)** If the home based business approval has already expired or lapsed, an amount of \$146 as a penalty, is applied in addition to the standard renewal fee (i.e. total fee being \$73 + \$146 = \$219 nil GST).
<b>Notes:</b>		
<p>(1) Regulatory fees* applying in application types 13 and 14 are based on the minimum prescribed value contained in Part 7 - Local government planning charges of the <i>Planning and Development Regulations 2009</i>.</p> <p>(2) The regulatory fee charged for application types 13 and 14 does not include the cost of public advertising or neighbouring landowner / occupier notification, which is charged as an additional amount in accordance with a minor development</p>		

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proposal (i.e. \$81.60 GST inclusive).		
(3) Council fee** applicable in application types 15 and 16 are reduced amounts in line with the minimum application for development approval fee for proposals determined by the local government.		
<b>Retrospective Development Approval for Residential Class 1 or Class 10 Building R-Codes Variation</b>		
3. Application for retrospective development approval for up to three (3) deemed-to-comply variations -		\$294.00 (nil GST)**
4. Application for development approval for three (3) to four (4) deemed-to-comply variations -		\$588.00 (nil GST)**
<b>Notes:</b>		
(1) Council fee** charged in item 1 is a reduced amount based on the minimum regulatory fee for an application for development approval, as prescribed in Part 7 - Local government planning charges of the <i>Planning and Development Regulations 2009</i> .		
(2) Council fee charged in item 2 is a reduced amount to that of a standard development application fee for proposals regardless of their value of development, in accordance with Council's adopted Schedule of Fees and Charges for the financial year.		
(3) Any proposal involving more than four deemed-to-comply variations is treated as a standard application for development approval by the local government, which is charged the normal fee as prescribed in Part 7 - Local government planning charges of the <i>Planning and Development Regulations 2009</i> (please refer to Planning Fees & Charges Schedule 2019/2020).		
(4) Nil GST is applicable to all application types in items 1 to 4.		
(5) Fees charged in items 3 and 4 for retrospective development approvals are two times the cost of the standard R-Codes variation fee. Any proposal involving more than four deemed-to-comply variations is treated as a standard application for retrospective development approval by the local government (please refer to Planning Fees & Charges Schedule 2019/2020).		
<b>Advertising and Notification of Planning or Development Proposal</b>		
1. Adjoining landowner / occupant notification of minor planning or development proposal with an estimated development cost of up to \$50,000 requiring a maximum 5 letters to owners / occupiers -		\$81.60 (GST inclusive)**
2. Public advertising of minor planning or development proposal with estimated development costs of more than \$50,001 up to \$500,000 and/or requiring up to 25 letters to landowners / occupants / agencies / authorities / utility providers -		\$132.60 (GST inclusive)**
3. Public advertising of standard planning or development proposal with estimated development costs of more than \$500,001 up to \$5,000,000 and/or requiring 25-50 letters to landowners / occupants / agencies / authorities / utility providers -		\$255.00 (GST inclusive)**
4. Public advertising of major or complex planning or development proposal with estimated development costs greater than		\$397.80 (GST inclusive)**

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\$5,000,001 and/or requiring 50-100 letters to landowners / occupants / agencies / authorities / utility providers -		
5.	Public advertising of planning or development proposals that require more than 100 letters to landowners / occupants / agencies / authorities / utility providers will be charged an additional \$2.50 per letter over 100 letters.	\$397.80 + \$2.50 per letter over 100 letters (GST inclusive)**
<b>Note:</b> Council fees** charged in items 1 to 5 apply to the advertising and/or notification of discretionary 'A' land use class proposals, all other types of land use classes (i.e. 'P' and 'D' uses) may be advertised/notified as appropriate.		
<b>Proposal or Amendment of Local Planning Instrument</b>		
<b>Local Planning Strategy Amendment</b>		
1.	Submission for requested amendment of Local Planning Strategy -	Regulatory fee not applicable* *** Cost of public advertising, as required, may be charged as applicable.
<b>Local Planning Scheme Amendment</b>		
2.	Submission for requested amendment of Local Planning Scheme:	
(a)	basic amendment -	\$2,863 (up-front fee, nil GST)* If amendment is not initiated by Council \$500 refunded.
(b)	standard amendment -	\$4,195 (up-front fee, nil GST)* If amendment is not initiated by Council \$1,500 refunded.
(c)	complex amendment -	\$5,526 (up-front fee, nil GST)* If amendment is not initiated by Council \$2,000 refunded.
<b>Structure Plan or Activity Centre Plan</b>		
3.	Proposed structure plan / activity centre plan -	\$5,526 (nil GST)*
4.	Amendment to approved structure plan / activity centre plan -	\$2,863 (nil GST)*
<b>Local Development Plan</b>		
5.	Proposed local development plan -	\$2,793 (nil GST)*
6.	Amendment to approved local development plan -	\$750 (nil GST)*
<b>Notes:</b>		

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(1)	A 'planning instrument' is defined in the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> and means any of the following suite of documents that make up the Local Planning Framework: (i) local planning strategy; (ii) local planning scheme; (iii) structure plan or activity centre plan; (iv) local development plan; (v) development contribution plan; or (vi) an amendment to an instrument referred to in (i) to (v) above.	
(2)	Regulatory fees* applying to scheme amendment, structure plan and local development plan proposals are calculated in accordance with the <i>Planning and Development Regulations 2009</i> and as prescribed in WAPC Planning Bulletin 93/2013 (June 2013 as amended), and represent an initial deposit required.	
(3)	A Council fee*** may be applicable in item 1 for the public advertising of a requested local planning strategy amendment, calculated based on the relevant Council fee charged for the advertising and notification of a planning or development proposal, in accordance with Council's adopted Schedule of Fees and Charges for the financial year.	
(4)	All assessment processing work for proposals (includes any statutory advertising procedures) is costed subject to the relevant regulatory officer charge-out rates for statutory services.*	
(5)	Extra fees may be charged to the applicant where the cost of work performed is in excess of the deposit.	
(6)	A refund will be paid where processing is determined less than the deposit paid, any extra costs are required from the applicant where these are in excess of the deposit.	
(7)	The costs of consultancy services for the production of technical reports required by the local government to adequately assess a scheme amendment, structure plan or local development plan proposal / amendment is payable by the applicant.	
(8)	Details of the calculation used to derive a fee are to be made available to the applicant on request.	
(9)	A partial refund will be paid upon request by the applicant where assessment and processing (including advertising costs) are determined to be ultimately less than the deposit paid.	
(10)	Fees may only be waived by a local government at its discretion.	
<b>Miscellaneous Planning Services</b>		
1.	Certificate of title search and retrieval – certificate of title only -	\$36.20 (GST inclusive)**
2.	Certificate of title search and retrieval – including certificate and copy of survey / easement document -	\$56.10 (GST inclusive)**
3.	Preparation of withdrawal of caveat, easement or notice on title documents -	\$175.95 (GST inclusive)**
4.	Zoning certificate -	\$73 (nil GST)*
5.	Property settlement enquiry (orders and requisitions) -	\$73 (nil GST)*
6.	Written planning advice -	\$73 (nil GST)*
7.	Preliminary Consideration of Proposed Development Plans:	
(a)	not more than \$50,000 -	\$147.00 (nil GST)**
(b)	more than \$50,001 but not more than \$500,000 -	\$331.50 (nil GST)**
(c)	more than \$500,001 but not more than \$2,500,000 -	\$382.50 (nil GST)**

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(d)	more than \$2,500,001 but no more than \$5,000,000 -	\$510.00 (nil GST)**
(e)	more than \$5,000,001 but not more than \$21,500,000 -	\$750.00 (nil GST)**
(f)	more than \$21,500,001 and over -	\$1,075.00 (nil GST)**
<b>Notes:</b> (1) Council fees** charged in relation to items 1 to 3 by the local government excludes any Landgate lodgement fees. (2) Council fees applicable in item 7 (a) to (f) are based on the cost estimation provided by the proponent on the anticipated value of the development proposed, in line with the application for development approval fee for proposals determined by either local government or DAP. (3) Fee charged for the preliminary consideration of proposed development plans (i.e. issuing of draft conditions and advice notes) is to be redeemed at the application for development approval stage if/where such advice is considered to have been complied with in a formal submission of proposal.		
<b>Section 39 and 40 Certificates (Liquor Control Act 1988)</b>		
8.	Section 39 certificate of health, building and infrastructure servicing compliance for liquor licence -	\$122.20 (nil GST)**
9.	Section 40 certificate of planning compliance for liquor licence -	\$153.00 (nil GST)**
<b>Notes:</b> (1) Council fees** in items 8 and 9 are charged in accordance with Council's adopted Schedule of Fees and Charges for the financial year. (2) Section 39 certificate in item 8 states whether or not a premises complies with the following: (i) <i>Health (Miscellaneous Provisions) Act 1911 and Food Act 2008;</i> (ii) sewerage or drainage requirements and standards; (iii) <i>Local Government Act 1995;</i> and (iv) <i>Building Act 2011;</i> Where a premises does not comply, the Section 39 certificate states the manner in which the premises could be made to comply or that the premises could not reasonably be made to comply. (3) Section 40 certificate in item 9 states one of the following: (i) that a premises complies with all relevant planning instruments of the Local Planning Framework (e.g. the Scheme); (ii) that a premises would comply with all relevant planning requirements if development approval were to be granted, and what conditions may be imposed; or (iii) that a premises will not comply with planning requirements for the reasons specified in the planning certificate.		
<b>Development Engineering Services</b>		
<b>Subdivision Inspection and Clearance of Conditions</b>		
1.	Subdivision approval inspection at practical completion and clearance of local government conditions:	
(a)	not more than 5 lots -	\$73 per lot (nil GST)*
(b)	more than 5 lots but not more than 195 lots -	\$73 per lot (nil GST) for first 5 lots and then \$35 per lot (nil GST)*



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(c) more than 195 lots -		\$7,393 (nil GST)*
(d) re-inspection for clearance of conditions (incomplete works) -		\$134.65 (GST inclusive)**
<b>Supervision of Subdivisional Road and Drainage Construction</b>		
2. Regulatory municipal engineering supervision fee -		1.5% of construction cost (nil GST)* If a consulting engineer or clerk of works have been employed by the developer.
3. Civil engineering supervision fee -		3% of construction cost (nil GST)* If a consulting engineer or clerk or works have not been employed by the developer.
<b>Bonding of Works for Subdivision and Development</b>		
4. Subdivision maintenance bond for roads and drainage -		5% of construction cost (nil GST)**
5. Access Driveways -		\$95.00 / m <sup>2</sup> (nil GST)**
6. Crossovers -		\$95.00 / m <sup>2</sup> (nil GST)**
7. Kerbing:		
(a) remove existing kerbing -		\$64.70 / m <sup>2</sup> (nil GST)**
(b) laying mountable concrete kerbing -		\$64.70 / m <sup>2</sup> (nil GST)**
(c) reinstate paving bricks behind kerb -		\$77.10 / m <sup>2</sup> (nil GST)**
(d) reinstate concrete or asphalt behind kerb -		\$77.10 / m <sup>2</sup> (nil GST)**
8. Dual use footpath (100mm thick, broom finished and rounded edges or as otherwise specified) -		\$108.70 / m <sup>2</sup> (nil GST)**
9. Supply and install (dry conditions) of stormwater soak wells with grated lids:		
(a) size 1800 x 1800 mm -		\$2,407.20 (nil GST)**
(b) size 1800 x 1200 mm -		\$2,244.00 (nil GST)**
(c) size 1500 x 1200 mm -		\$2,080.80 (nil GST)**
(d) size 1200 x 1200 mm -		\$2,004.30 (nil GST)**
(e) size 1200 x 900 mm -		\$1,883.95 (nil GST)**
(f) size 900 x 600 mm -		\$1,762.60 (nil GST)**

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10.	Administration charge for bonding of future works -	\$1,122.00 or 40% of the cost of bonded works whichever is greater (nil GST)**
<b>Damage Bond</b>		
11.	Damage bond for local government infrastructure -	Cost of bond determined on application (nil GST)***
<p><b>Notes:</b></p> <p>(1) For the purpose of calculating the number of lots in item 1, each common property lot is counted as one lot. Areas reserved for the purpose of a pedestrian accessway, right-of-way, truncation, road widening, drainage reserve or recreation reserve are not counted as lots.</p> <p>(2) Regulatory fee* applying in item 1 is as prescribed in the <i>Planning and Development Regulations 2009</i> and outlined in WAPC Planning Bulletin 93/2013 (June 2013 as amended).</p> <p>(3) Council fee** in item 1 (d) is charged in accordance with Council's adopted Schedule of Fees and Charges for the financial year. The fee is applied for extra inspections conducted in addition to any previous inspection performed as scheduled by the applicant, where one or more of the conditions of the approval had not been complied with or were not completed at the date/time the initial inspection of works was conducted, in order to be ready for the clearance of the condition(s) by the local government.</p> <p>(4) Regulatory fees applying in items 2 and 3 regarding supervision of subdivisional road and drainage construction are based on the prescribed percentages contained in section 158 of the <i>Planning and Development Act 2005</i>.</p> <p>(5) Council fee in item 4 is charged in accordance with Council's adopted Schedule of Fees and Charges for the financial year.</p> <p>(6) Access driveways at item 5 are to be constructed of brick, concrete or asphalt and to the City of Bunbury's standards and specifications.</p> <p>(7) Crossovers at item 6 are to be constructed of brick, concrete or asphalt and to the City of Bunbury's standards and specifications.</p> <p>(8) A non-refundable additional administration charge of \$1,122.00, or 40% of the calculated total cost of bonded works where valued at greater than \$1,122.00, applies for the bonding of future works that are to be completed at a later date, as agreed to by the local government.</p> <p>(9) Development Engineer*** has the discretion to determine the value of the damage bond calculated at item 11. However, for guidance purposes a damage bond of approximately \$1,000 may be charged for developments similar to a single house in project scale, and \$2,000 for construction projects similar to grouped or multiple dwellings in scale. The damage bond for commercial and larger scale or more complex construction projects is calculated upon application and assessment.</p>		
<b>Copying and Printing Charges</b>		
1.	Cost of plan photocopying per sheet:	
	(a) A4 Photocopy -	\$1.55 (nil GST)**
	(b) A3 Photocopy -	\$2.05 (nil GST)**
	(c) A2 Photocopy -	\$14.30 (nil GST)**
	(d) A1 Photocopy -	\$22.95 (nil GST)**
	(e) A0 Photocopy -	\$45.90 (nil GST)**
2.	Cost of plan printing per sheet:	
	(a) A4 Paper -	\$16.85 (nil GST)**
	(b) A3 Paper -	\$22.95 (nil GST)**
	(c) A2 Paper -	\$43.35 (nil GST)**
	(d) A1 Paper -	\$72.40 (nil GST)**

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(e) A0 Paper -		\$144.85 (nil GST)**	
<b>Note:</b> Council fees** applicable to items 1 and 2 are charged in accordance with Council's adopted Schedule of Fees and Charges for the financial year.			
<b>Schedule of Charge-Out Rates for Officers</b>			
<b>Regulatory Officer Charge-Out Rates for Statutory Services*</b>			
Officer		Hourly Fee (nil GST)	
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	
<b>Note:</b> * Regulatory fee as prescribed in the <i>Planning and Development Regulations 2009</i> and outlined in WAPC Planning Bulletin 93/2013 (June 2013 as amended).			
<b>Consulting Officer Charge-Out Rates for Professional Services**</b>			
Officer		Hourly Fee	Including GST
Chief Executive Officer		\$263.36	\$289.70
Director		\$205.45	\$226.00
Manager		\$163.45	\$179.80
Team Leader		\$147.00	\$161.70
Senior Planner / Development Engineer		\$129.54	\$142.50
Officer – Planning, Environmental, Building		\$98.00	\$107.80
Administration Officer		\$71.40	\$78.55
<b>Note:</b> ** Council fee adopted by Council Tuesday 28 July 2020 (in effect 29 July 2020), or as negotiated with the local government upon request.			