

TOWN PLANNING FEES

DEVELOPMENT APPLICATIONS (under Integrated Planning Act)

Development Applications for:
 a) making a material change of use and / or
 b) reconfiguring a lot

Note:

A separate fee is to be calculated for each assessable component of an application. For staged development, each development stage is classified as a separate development application.

Fee Methodology:

Base Fee = (Average Officer Rate / hr x Average Officer hrs / job) + (Average Admin Rate / hr x Average Admin hrs / job)

All rates are inclusive of oncosts (wherever possible) and rounded to the nearest whole dollar.

LOT RECONFIGURATION

Code Assessment (Base Rate - for up to 5 lots, boundary realignments or access easements)

Impact Assessment (Base Rate - for up to 5 lots, boundary realignments or access easements)

Additional allotments (over 5)

per allotment

SURVEY PLAN ENDORSEMENT

Endorsing Plan of Survey (Base Rate for 1 - 5 allotments)

Endorsing Plan of Survey (for each additional allotment over 5)

Endorsing a Document (e.g. Easement, Community Management Statement)

per allotment

MATERIAL CHANGE OF USE

Maximum Assessment Fees for Commercial, Industrial, Rural & Community Material Change of Use Applications

Code Assessment

Impact Assessment

Residential

Category 1 - Residential Development

(ie House, Dual Occupancy, Home Based Business, Home Host Accommodation, Caretaker's Residence and Rural)

Code Assessment

Impact Assessment

Category 2 - Residential Development (up to 12 units)

(ie Accommodation Building, Multiple Dwelling, Retirement Village, Caravan Park and Workers Accommodation)

Code Assessment (Base Rate for up to 2 units)

Impact Assessment (Base Rate for up to 2 units)

For each additional unit (over 2)

per unit

| GST Applies | 2009/10 Fee | Section Application | Head of Power for Charge |
|-------------|----------------------|---------------------|--|
| | GST Inclusive Amount | | |
| NO | \$770.00 | 1071A (1) (a) | s3.2.1(4) Integrated Planning Act 1997 |
| NO | \$1,370.00 | | |
| NO | \$60.00 | | |
| NO | \$180.00 | 1071A (1) (c) | s3.2.1 Integrated Planning Act 1997 |
| NO | \$60.00 | | |
| NO | \$180.00 | | |
| NO | \$20,000.00 | 1071A (1) (a) | s3.2.1(4) Integrated Planning Act 1997 |
| NO | \$35,000.00 | | |
| NO | \$770.00 | | |
| NO | \$1,370.00 | | |
| NO | \$1,370.00 | | |
| NO | \$1,710.00 | | |
| NO | plus \$80/unit | | |

TOWN PLANNING FEES continued

| | | 2009/10 Fee | Section Application | Head of Power for Charge |
|--|-------------|--------------------------------|---------------------|--|
| | GST Applies | GST Inclusive Amount | | |
| <i>Category 3 - Residential Development (over 12 units) (ie Accommodation Building, Multiple Dwelling, Retirement Village, Caravan Park and Workers Accommodation)</i> | | | | |
| Code Assessment (Base Rate - up to 12 units) | NO | \$2,170.00 | } 1071A (1) (a) | s3.2.1(4) Integrated Planning Act 1997 |
| Impact Assessment (Base Rate - for up to 12 units) | NO | \$2,500.00 | | |
| For each additional unit (over 12) | NO | plus \$80/unit | | |
| <u>Commercial/Industrial</u> | | | | |
| <i>Category 1 - Commercial/Industrial Development (up to 250m2 of GFA) (ie Commercial Premises, Food Premises, Shop, Showroom, Indoor & Outdoor Entertainment, Off-Street Car Park, Plant Nursery, Bulk Store, Landscape Supplies, Warehouse or Low Impact Industry)</i> | | | | |
| Code Assessment | NO | \$1,370.00 | } 1071A (1) (a) | s3.2.1(4) Integrated Planning Act 1997 |
| Impact Assessment | NO | \$1,710.00 | | |
| <i>Category 2 - Commercial/Industrial Development (ie all Category 1 - Commercial/Industrial Development Classes exceeding 250m2 GFA, and Shop Drive Through, Extractive Industry (up to 5000 tonnes), Medium Impact Industry, Vehicle Depot and Transport Terminal)</i> | | | | |
| Code Assessment (Base Rate - for up to 250m2) | NO | \$1,710.00 | } 1071A (1) (a) | s3.2.1(4) Integrated Planning Act 1997 |
| Impact Assessment (Base Rate - for up to 250m2) | NO | \$2,170.00 | | |
| For each additional m2 GFA (over 250m2 up to 10,000m2) | per m2 | Plus \$2.50m2 | | |
| For each additional m2 GFA (over 10,000m2) | per m2 | Plus \$1.25m2 | | |
| If no GFA is proposed | NO | Plus \$1.25 per 10m2 site area | | |
| <i>Category 3 - Commercial/Industrial Development (Major Development) (ie Hotel, Mortuary, Motor Sport Facility, Retail/Commercial Complex, Service station, Extractive Industry (over 5000 tonnes) and High Impact Industry)</i> | | | | |
| Code Assessment (Base Rate) | NO | \$2,170.00 | } 1071A (1) (a) | s3.2.1(4) Integrated Planning Act 1997 |
| Impact Assessment (Base Rate) | NO | \$2,500.00 | | |
| For each additional m2 GFA (up to 10,000m2) | per m2 | Plus \$2.50 m2 | | |
| For each additional m2 GFA (over 10,000m2) | per m2 | Plus \$1.25 m2 | | |
| If no GFA is proposed | NO | Plus \$1.25 per 10m2 site area | | |

TOWN PLANNING FEES continued

| | | 2009/10 Fee | Section Application | Head of Power for Charge |
|--|--|-----------------------------------|---------------------|--------------------------|
| | GST Applies | GST Inclusive Amount | | |
| Rural | | | | |
| <i>Category 1 - Rural Development</i> | | | | |
| <i>(ie Agriculture, Animal Husbandry and Roadside Stall)</i> | | | | |
| Code Assessment | NO | \$770.00 | } | 1071A (1) (a) |
| Impact Assessment | NO | \$1,370.00 | | |
| <i>Category 2 - Rural Development</i> | | | | |
| <i>(ie Intensive Agriculture, Stock Saleyard, Kennels and Catteries, and Animal Carcass Store)</i> | | | | |
| Code Assessment (Base Rate) | NO | \$1,370.00 | } | 1071A (1) (a) |
| Impact Assessment (Base Rate) | NO | \$1,710.00 | | |
| For each additional m2 GFA (up to 10,000m2) | per m2 NO | | | |
| For each additional m2 GFA (over 10,000m2) | per m2 NO | Plus \$2.50/100 m2 | | |
| If no GFA is proposed | NO | | | |
| <i>Category 3 - Rural Development (Major Development)</i> | | | | |
| <i>(ie Intensive Animal Husbandry)</i> | | | | |
| Code Assessment (Base Rate - For up to 10,000m2) | | \$1,710.00 | } | 1071A (1) (a) |
| Impact Assessment (Base Rate - For up to 10,000m2) | | \$2,170.00 | | |
| For each additional m2 GFA (Over 10,000m2) | | +\$2.50/100m2 | | |
| Community | | | | |
| <i>Category 1 - Community Use</i> | | | | |
| <i>(ie Community Purposes, Open Space, Public Facility - Operational and Other)</i> | | | | |
| Code Assessment (Base Rate - for up to 250m2) | NO | \$1,710.00 | } | 1071A (1) (a) |
| Impact Assessment (Base Rate - for up to 250m2) | NO | \$2,170.00 | | |
| For each additional m2 GFA (over 250m2 up to 10,000m2) | NO | Plus \$2.50/m2 | | |
| For each additional m2 GFA (over 10,000m2) | NO | Plus \$1.25/m2 | | |
| If no GFA is proposed | NO | Plus \$1.25 per 10m2 of site area | | |
| Operational Works | | | | |
| Up to \$20,000 minimum value of works | | \$590.00 | } | 1071A (1) (a) |
| \$20,000 to \$50,000 value of works | (value of works - \$20,000) x % + fee | 2.5% plus \$590 | | |
| \$50,000 to \$250,000 value of works | (value of works - \$50,000) x % + fee | 1.5% plus \$1385 | | |
| Over \$250,000 value of works | (value of works - \$250,000) x % + fee | 1% plus \$4565 | | |

TOWN PLANNING FEES continued

| | | 2009/10 Fee | Section Application | Head of Power for Charge |
|---|-----------------------|----------------------|---------------------|--|
| | | GST Inclusive Amount | | |
| | | GST Applies | | |
| TOWN PLANNING ASSESSMENT | | | | |
| Limited | per assessment | NO | \$70.00 | } 1071A (1) (e) s3.2.1(4) Integrated Planning Act 1997 |
| Standard | per assessment | NO | \$320.00 | |
| Full | per assessment | NO | \$545.00 | |
| VARIATIONS / MODIFICATIONS TO APPROVALS | | | | |
| Original Application required Code Assessment | | NO | \$320.00 | } 1071A(1)(a) s3.2.1 Integrated Planning Act 1997 |
| Original Application required Impact Assessment | | NO | \$545.00 | |
| Superseded Scheme Assessments | | NO | \$320.00 | |
| PLANNING AND DEVELOPMENT INFORMATION | | | | |
| <u>Advertising Noticeboards (each)</u> | each | YES | \$60.00 | } Commercial |
| <u>Copies of Advertised Applications</u> | | | | |
| Copy of Application Forms or Reports (per A4 sheet - Black and White) | | YES | \$0.50 | } 1071A (1) (e) & s3.2.1(4) Integrated Planning Act 1997 |
| Copy of Application Forms or Reports (per A4 sheet - Colour) | | YES | \$1.00 | |
| Copy of Application Plans or Reports (per A3 sheet - Black and White) | | YES | \$1.00 | } 1071A (1) (c) s5.7.8(2) Integrated Planning Act 1997 |
| Copy of Application Plans or Reports (per A3 sheet - Colour) | | YES | \$2.00 | |
| <u>Planning Scheme - Maps and Documents</u> | | | | |
| Town Planning scheme amendments | | NO | \$20.00 | } 1071A (1) (c) s5.7.2 Integrated Planning Act 1997 |
| (inc. Tables of Zones & Development Manuals) | | NO | | |
| Composite Zoning Maps | | NO | \$55.00 | |
| (eg Emerald town area and Shire wide area) | | NO | | |
| Cadastral Maps | | NO | \$30.00 | |
| Strategic Plan | | NO | \$20.00 | |
| Planning Studies | | NO | \$30.00 | |
| Development Control Plans | | NO | \$30.00 | |
| Superseded Planning Scheme - Hardcopy only | | NO | \$50.00 | |
| IPA Planning Scheme - Hardcopy | includes colour plans | NO | \$175.00 | |
| IPA Planning Scheme - CD | includes colour plans | NO | \$25.00 | |

TOWN PLANNING FEES *continued*

| | | 2009/10 Fee | Section Application | Head of Power for Charge |
|---|----------|------------------------|---------------------|--|
| | | GST Inclusive Amount | | |
| | | GST Applies | | |
| REFUNDS | | | | |
| If withdrawn prior to IDAS Acknowledgement Notice Issued (% of fee) | % of fee | NO | } 1071A (1) (e) | s3.2.1(4) Integrated Planning Act 1997 |
| If withdrawn prior to the IDAS Decision Stage (% of fee) | % of fee | NO | | |
| If withdrawn during IDAS Decision Stage (% of fee) | % of fee | NO | | |
| | | 80% of Application Fee | | |
| | | 50% of Application Fee | | |
| | | Nil | | |