



# SHIRE OF AUGUSTA-MARGARET RIVER

## PLANNING FEES SCHEDULE : 2011/2012

PLANNING SERVICES	FEE CHARGES
<b>PLANNING APPLICATION FEES</b>	
<b>GENERAL</b>	
(i) All town planning related fees are required to be paid upon lodgement unless otherwise specified. (ii) Approval will not be issued until all relevant fees have been paid.	
<b>PLANNING APPLICATION</b>	
Determination of development application (other than extractive industry) where the estimated cost of the development is - <i>* Regulatory Fees (a) - (f)</i>	
(a) Not more than \$50,000	\$139
(b) More than \$50,000 but not more than \$500,000	0.32% of estimated development cost
(c) More than \$500,000 but not more than \$2.5 million -	\$1,600 + 0.25% for every \$1 in excess of \$500,000
(d) More than \$2.5 million but no more than \$5 million -	\$6,600 + 0.21% for every \$1 in excess of \$2.5 million
(e) More than \$5 million but not more than \$21.5 million -	\$11,850 + 0.12% for every \$1 in excess \$5 million
(f) More than \$21.5 million -	\$31,650
<b>PENALTY FEE</b>	
<b>Determining a development application (other than for an extractive industry) where the development has commenced or been carried out is the fee in either a, b, c, d, e or f plus, by way of penalty, twice that fee.</b>	
(i) Cost of development will be determined using Cordell's Building Cost Index for Western Australia (ii) Fee does not include formal advertising costs or specialist reports, which may be charged separately at cost. <b>Please note that the fees are subject to change if and when the Western Australian Planning Commission publishes a new fee schedule.</b>	
<b>CHANGE OF USE</b> - Application for change of use or for alteration or extension or change of a non conforming use to which item 1 does not apply (i.e. Events, Short Stay Accommodation) <i>* Regulatory Fee</i>	\$278 and, if the change of use or the alteration or extension or change of the non-conforming use has commenced without approval, the fee plus, by way of penalty, twice that fee
<b>BUILDING ENVELOPE VARIATIONS</b> <i>* Council Fee</i>	\$500 plus advertising fee
<b>ADVERTISING FEE -</b> <i>* Council Fee</i>	Newspaper and Surrounding landowners - \$300 (GST Inclusive) (Where a sign is required onsite the applicant will be responsible for the erection and maintenance of the sign to the satisfaction of the Shire). Surrounding Landowner Notification Only - \$100 (GST Inclusive)
<b>EXTENSION OF TERM</b> - Requests for an extension of the term for planning approval prior to expiry. <i>* Council Fee</i>	\$139
<b>REQUESTS FOR AMENDMENT OR RECONSIDERATION</b> - In accordance with LPS Clause 8.3 and clause 10.11.2c <i>* Statutory Fee under LPS 1</i>	50% of application fee or full minimum fee whichever is greater.
<b>SUBSEQUENT PLANNING APPLICATION FEE</b> - Planning Application lodged as required by a condition of a previous Planning Approval pursuant to Clause 10.8 of LPS 1.	25% of application fee or minimum fee whichever is greater.
<b>AMENDED PLAN FEE</b> - Any lodgement of redesigned plans during the assessment process. <i>* Council Fee</i>	Minor Amendment - \$139 Major Amendment - 25% of original estimated development cost fee paid.
<b>EXTRACTIVE INDUSTRY</b> <i>* Regulatory Fee</i>	\$696 and, if the development has commenced or been carried out, the fee plus, by way of penalty, twice that fee
<b>SIGN APPLICATIONS</b> <i>* Council Fee</i>	\$139
<b>SECTION 40 CERTIFICATES (Liquor Licence)</b> <i>* Council Fee</i>	\$139



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<b>HOME OCCUPATION APPLICATION / HOME BUSINESS</b>	
Application Fee	\$209 and, if the home occupation has commenced, the fee plus, by way of penalty, twice that fee
Renewal Fee (before expiry of approval)	\$69 (where application is made before the approval expires)
Renewal Fee (after expiry of approval)	\$69 plus, by way of penalty, twice that fee
<b>SUBDIVISION /STRATA CLEARANCE</b>	
(a) Not more than 5 lots	\$69 per lot
(b) More than 5 lots but not more than 195 lots	\$69 per lot for the first 5 lots and then \$35 per lot
(c) More than 195 lots	\$6,959
* <i>Regulatory Fee</i>	
<b>BUILT STRATA</b>	
(a) Upto and including 5 lots	\$656 plus \$65 per lot
(b) 6 lots upto 100 lots	\$981 plus \$43.50 per lot for every lot in excess of 5 lots.
(c) Capped at 100 lots maximum	\$5,113.50
* <i>Regulatory Fee</i>	
<b>SCHEME AMENDMENT / STRUCTURE PLANS / DETAILED AREA PLAN</b>	
<b>IN-PRINCIPLE</b>	\$500 (up front fee)
<b>MINOR</b> - (involving 5 lots or less, not introducing any new zones)	\$2,500 (up front fee)
<b>MAJOR</b>	\$5,000 (up front fee)
* <i>Regulatory Fee</i>	
Total Fee calculated using 'Fee Calculation Table'. At completion of amendment/structure plan additional fees may be incurred or any fees not expended will be refunded	
<b>DEVELOPMENT ASSESSMENT PANEL APPLICATIONS - Applications valued over \$7million</b>	
Shire Fee	As per planning application fees above
DAP Fee	As per DAP Regulations
<b>MISCELLANEOUS</b>	
<b>Written Planning Advice</b> * <i>Regulatory Fee</i>	\$69
<b>Zoning Certificate</b> * <i>Regulatory Fee</i>	\$69
<b>Property Settlement Questionnaire</b> * <i>Regulatory Fee</i>	\$69
<b>Planning Search Request</b> * <i>Council Fee</i>	\$55.00
<b>Building Envelope Search</b> * <i>Council Fee</i>	\$17.50
<b>Site Plan Request</b> * <i>Council Fee</i>	\$17.50
<b>Title Search/Sketch of Land</b> * <i>Council Fee</i>	\$45.00



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PLANNING SERVICES	FEE CHARGES
<b>PLANNING DOCUMENTS</b>	
<b>Local Planning Scheme (Text Only)</b> <i>* Council Fee</i>	\$50
<b>Local Planning Scheme</b> - includes all A3 coloured maps <i>* Council Fee</i>	\$150
<b>Local Planning Strategy</b> - includes Figures at A4 size and Maps at A3, coloured <i>* Council Fee</i>	\$50
<b>Townsite Strategy</b> <i>* Council Fee</i>	\$30
<b>Other Planning Documents</b> <i>* Council Fee</i>	Printing Cost
<b>Planning Documents on CD</b> <i>* Council Fee</i>	\$10
<b>PLANNING COPY CHARGES</b> <i>* Council Fees</i>	
Plan Prints - A0 Size	\$15.00
Plan Prints - A0 Size - Coloured	\$33.00 to \$65.00
Plan Prints - A1 Size	\$12.00
Plan Prints - A1 Size - Coloured	\$20.00 to \$35.00
Plan Prints - A2 Size	\$10.00
Plan Prints - A2 Size - Coloured	\$15.00 to \$20.00
Plans scanned to email/disk (max 5 plans - thereafter \$3.00/plan)	\$10.00
Plans scanned, reduced/enlarged and printed	\$10.00
Plans emailed to Shire and printed for applications inc. amended plans	Prices as above
<b>PLANNING STAFF CHARGE OUT FEES FOR AMENDMENTS/STRUCTURE PLANS</b> <i>* Regulatory Fee</i>	
Director	\$83.00 per hour
Manager/Senior Planner	\$63.00 per hour
Planning Officer	\$34.70 per hour
Other Staff e.g. Environmental Health Officer	\$34.70 per hour
Secretary/Administraton Staff	\$28.40 per hour
* Regulatory Fee - WAPC Planning Bulletin 93/2011 April 2011 * Council Fee - Adopted by Council at Special Meeting dated	