

STATEMENT OF PLANNING POLICY NO. 1.2

SCALE OF FEES FOR PLANNING SERVICES



PART 1 - STATEMENT OF INTENT

At a Special Meeting held on 11th December 1990, Council adopted a Scale of Fees to be charged for administration associated with planning services as part of the Planning Processes Review undertaken for the South West Metropolitan Local Authorities Management Group.

Most metropolitan local authorities have adopted Policies in relation to charging administration fees for planning services and the State Government, in recognition of the widespread nature of present fee charging, proposes to include regulations within the new planning legislation so that planning fees can be prescribed.

In the absence of existing legislation, it is Council's intention to continue fee charging for administration associated with planning services provided by the City of Rockingham.

Administration charges for services represents an opportunity to offset the otherwise ever rising cost to the community of those services paid for via rates. The practice of absorbing these costs and not charging any is becoming more difficult to justify, especially in the light of:-

- the rising costs and fees that Council must continue to pay for information and services;
- the constant and commercially-orientated increases being levied by Government bodies such as the Water Corporation, Western Power etc;
- a more widely accepted community view that the user should pay;
- many of the planning services are used to obtain increased values for properties.

Planning is a facilitative process from which people benefit and often profit. Those utilising planning services represent a small proportion of the community as a whole and should therefore bear at least some of the cost of administering the process.

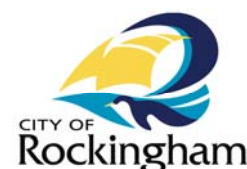
Applications for planning services will not be accepted as valid without the appropriate administration fee and the assessment process will not be commenced until such time as the Chief Executive Officer is satisfied that the appropriate fee has been lodged or alternatively authorises processing to commence.

No planning services fee (or part thereof) will be refunded to the applicant in any circumstances, unless specified within the Scale of Fees for Planning Services which forms part of this Policy or alternatively approved by the Chief Executive Officer.

PART 2 - POLICY STATEMENT

The following Scale of Fees for Planning Services shall apply:-

SCALE OF FEES FOR PLANNING SERVICES



| Development | Fee | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------|
| Determination of an Application for Planning Approval* (other than an Extractive Industry) where the estimated cost of the development (excluding GST) is:- (a) not more than \$50,000 (b) more than \$50,000 but not more than \$500,000 (c) more than \$500,000 but not more than \$2.5M (d) more than \$2.5M but not more than \$5M (e) more than \$5M but not more than \$21.5M (f) more than \$21.5M | \$123 0.23% of the estimated cost of development (excluding GST) \$1,415 + 0.18% for every \$1 in excess of \$500,000 \$5,846 + 0.15% for every \$1 in excess of \$2.5M \$10,462 + 0.10% for every \$1 in excess of \$5M \$30,769 and, if the development has commenced or been carried out, an additional amount, by way of penalty, that is twice the amount of the maximum fee payable for determination of the application under paragraph (a), (b), (c), (d), (e) or (f) | | |
| Renewal of Approval for a previously assessed and approved Application. | 50% of the Scheduled Fee (to a minimum of \$50.00) | | |
| Determination of an Application for Planning Approval for an Extractive Industry | \$615 and if the development has commenced or been carried out, an additional amount of \$1174 by way of a penalty | | |
| Application for approval of a Home Occupation or Home Business | \$185 and if the home occupation has commenced, an additional amount of \$370 by way of penalty | | |
| Application for change of use** or for change or continuation of non-conforming use where development is not occurring or Section 40 Certificate (Liquor Licensing):- ** Includes Bed & Breakfast Accommodation, Professional Offices, Child Care Centres, Residential Buildings, Rural Pursuits, Rural Industries, Commercial (Use Only) and Commercial Vehicle Parking | \$246 and, if the change of use or the alteration or extension or change of the non-conforming use has commenced, an additional amount of \$492 by way of penalty | | |
| Building Envelope Variation | \$300 | | |
| Miscellaneous | Fee | | |
| Provision of a Subdivision Clearance:- (a) not more than 5 lots (b) more than 5 lots but not more than 195 lots (c) more than 195 lots | \$62 per lot \$62 per lot for the first 5 lots then \$31 per lot \$6,154 | | |
| Issue of a Zoning Certificate | \$62 | | |
| Issue of written planning advice (research) | \$62 + GST | | |
| Application for Closure of a Road or Pedestrian Access Way (PAW):- - Application Fee - Advertising Fee (Balance Refundable) | \$500 \$300 | | |
| Scheme Amendment | Fee | | |
| (a) Minor (text) Amendment (b) TPS Amendment | \$2,500 Plus advertising costs and gazettal costs (\$1,000 bond): \$4,000 50% refund if Amendment is not advertised. | | |
| Structure Plans | Fee | | |
| (a) Minor (up to 149 lots) (b) Major (150 lots and over) (c) Minor modification | \$3,000 Plus advertising costs (\$1,000 bond): 50% refund if \$4,000 Structure Plan is not advertised. \$1,500 | | |
| Integrated Development Guide Plans/Indicative Development Plans | Fee | | |
| Integrated Development Guide Plan/Indicative Development Plans | \$4,000 | | |
| Modification to IDGP/IDP | \$2,000 | | |
| Detailed Area Plan | Fee | | |
| Detailed Area Plan | \$500 | | |
| Modification to Detailed Area Plan | \$250 | | |
| Minor Fees | Fee | GST | Total |
| Scheme Text | \$30.00 | \$3.00 | \$33.00 |
| City Centre Development Policy Plan | \$40.00 | \$4.00 | \$44.00 |
| Community Plan | \$35.00 | \$3.50 | \$38.50 |
| Community Profile | \$25.00 | \$2.50 | \$27.50 |
| Retail Strategy | \$30.00 | \$3.00 | \$33.00 |
| Rockingham Beach Waterfront Village Policy | \$25.00 | \$2.50 | \$27.50 |
| Rural Land Strategy | \$30.00 | \$3.00 | \$33.00 |
| Rural Land Strategy (Technical Report) | \$45.00 | \$4.50 | \$49.50 |
| East Rockingham Industrial Park: Environmental Planning Policy | \$30.00 | \$3.00 | \$33.00 |
| East Rockingham Industrial Park: Environmental Planning Policy (Background Report) | \$25.00 | \$2.50 | \$27.50 |
| Planning Policies (Compilation) | \$30.00 | \$3.00 | \$33.00 |
| Black and White Photocopying (per copy) | \$0.25 | \$0.025 | \$0.27 |
| Colour Photocopying (per copy):- | | | |
| - Paper Size A3 | \$3.00 | \$0.30 | \$3.30 |
| - Paper Size A4 | \$1.00 | \$0.10 | \$1.10 |
| Plan Printing | \$12.00 | \$1.20 | \$13.20 |
| Colour Plotting:- | | | |
| - Paper Size AO | \$60.00 | \$6.00 | \$66.00 |
| - Paper Size A1 | \$50.00 | \$5.00 | \$55.00 |
| - Paper Size A2 | \$30.00 | \$3.00 | \$33.00 |
| - Paper Size A3 | \$15.00 | \$1.50 | \$16.50 |
| - Paper Size A4 | \$12.50 | \$1.25 | \$13.75 |

Adopted by Council on 11.12.90 (P & D Committee 5.12.90)
Amended by Council on 8.10.91 (E & P Committee 2.10.91)
Amended by Council on 9.11.93 (EPH & B Committee on 2.11.93)
Amended by Council on 25.10.94 (EPH & B Committee on 17.10.94)
Amended by Council on 25.7.95 (PS Committee on 17.7.95)
Amended by Council on 26.11.96 (PS Committee on 18.11.96)
Amended by Special Council on 7.9.98
Amended by Council on 24.8.99 (Special C & ES Committee 19.8.99)

Revised scale of fees adopted by Council on the 19th December 2000, in accordance with the provisions of the Town Planning (Local Government Planning Fees) Regulations 2000.

Revised scale of fees adopted by Council on the 24th July 2007, in accordance with the provisions of the Town Planning (Local Government Planning Fees) Regulations 2000, as amended.