CITY OF Armadale

SCHEDULE OF FEES AND CHARGES PLANNING SERVICES

Schedule of fees recorded in the Annual Budget, adopted by Council on 27 July 2026.
All charges are effective as of 28 July 2026. ***DAP Fee increase effective from 1 July 2026***

	EX GST (current)	GST	INC. GST (current)
Development Cost not more than $50,000	$147.00		$147.00
Development Cost more than $50,000 but not more than $500,000	0.32% of the cost of development		
Development Cost more than $500,000 but not more than $2.5 million	$1,700 plus 0.257% per $ > $500,000		
Development Cost more than $2.5 million but not more than $5 million	$7,161 plus 0.206% per $ > $2,500,000		
Development Cost more than $5 million but not more than $21.5 million	$12,633 plus 0.123% per $ > $5,000,000		
Development Cost more than $21.5 million	$34,196.00		$34,196.00
Variation of Development Envelope Location	$242.00		$242.00
Envelope location varied, additional penalty	$484.00		$484.00
Deemed to Comply Check	$295.00		$295.00
Extractive Industry	$739.00		$739.00
Retrospective fee: *If the development has commenced or been carried out, an additional amount, by way of penalty, that is twice (2x) the amount of the fee payable for determination of the application specified above is required, in addition to the application fee above.* *			
Amended Plans: *Amended plan fee is only applicable if no substantial changes are made to the original approval in accordance with Clause 77 (c) of* Planning and Development Regulations 2009. *If substantial changes are proposed, then the full Development Application fee applies.*			$295.00
Extension of term of Planning Approval	$295.00		$295.00
Newspaper Advertising Relating to Application			At Cost
Costs and expenses of any specific assessment, advice, title searches, technical resources or equipment that is required in relation to the assessment of a planning application (e.g. environmental assessment, legal advice, heritage advice, urban design, acoustic assessments, retail assessments, traffic assessment or modelling etc.)	Billed once costs and expenses are incurred and payable prior to determination of the proposal.		
CHANGE OF USE*	**EX GST**	**GST**	**INC. GST**
Change of Use	$295.00		$295.00
Retrospective fee: *If the Change of Use has commenced, an additional amount of $590 by way of penalty is required, in addition to the $295 application fee above.*	$885.00		$885.00
Non–Conforming Use Alteration or Extension of Change	$295.00		$295.00
Non–Conforming Use Alteration or Extension of Change has commenced: *An additional amount of $590 by way of penalty is required, in addition to the $295 application fee above.*	$885.00		$885.00
HOME BUSINESS AND RURAL HOME BUSINESS APPLICATIONS *	**EX GST**	**GST**	**INC. GST**
Initial Application	$222.00		$222.00
Retrospective fee: *If the Home Occupation has commenced, an additional amount of $444 by way of penalty is required, in addition to the $222 application fee above.*	$666.00		$666.00
Renewal – Per Annum	$73.00		$73.00
If the Approval to be renewed has expired: *an additional amount of $146 by way of penalty is required, in addition to the $73 application renewal fee above.*	$219.00		$219.00
ADVERTISEMENTS (SIGNAGE) #	**EX GST**	**GST**	**INC. GST**
Signage application fee	As per Development Application fees above		
Retrospective fee: *If the signage has commenced or been carried out, an additional amount, by way of penalty, that is twice (2x) the amount of the fee payable for determination of the application specified above is required, in addition to the application fee.*			
ILLUMINATED DIRECTIONAL STREET SIGNS	**EX GST**	**GST**	**INC. GST**
Application Fee Per Site	$620.50		$620.50
Annual Fee Per Sign/Site	$1,311.36	131.14	$1,442.50
COMMERCIAL VEHICLE PARKING APPLICATIONS	**EX GST**	**GST**	**INC. GST**
Initial Application	$222.00		$222.00
Renewal Per Annum	$73.00		$73.00
Retrospective fee: *If the truck parking has commenced or been carried out, an additional amount of $444, by way of penalty, is required, in addition to the $222 application fee above.*	$666.00		$666.00
If the Approval to be renewed has expired: *an additional amount of $146 by way of penalty is required, in addition to the $73 application renewal fee above.*	$219.00		$219.00

DEVELOPMENT ASSESSMENT PANELS* effective from 1 July 2026	EX GST	GST	INC. GST
Development Cost less than $2 million	$5,612.00		$5,612.00
Development Cost not less than $2 million and less than $7 million	$6,480.00		$6,480.00
Development Cost not less than $7 million and less than $10 million	$10,004.00		$10,004.00
Development Cost not less than $10 million and less than $12.5 million	$10,886.00		$10,886.00
Development Cost not less than $12.5 million and less than $15 million	$11,195.00		$11,195.00
Development Cost not less than $15 million and less than $17.5 million	$11,507.00		$11,507.00
Development Cost not less than $17.5 million and less than $20 million	$11,818.00		$11,818.00
Development Cost not less than $20 million and less than $50 million	$12,129.00		$12,129.00
Development Cost not less than $50 million	$17,524.00		$17,524.00
Application under r.17 (Form 2: Amendment)	$278.00		$278.00
**For further information please go to https://www.planning.wa.gov.au/development-assessment-panels*			
TOWN PLANNING SCHEME AMENDMENTS* #	**EX GST**	**GST**	**INC. GST**
Standard TPS Amendment	$15,435.00		$15,435.00
Complex TPS amendment	$17,767.00		$17,767.00
ADOPTION OF STRUCTURE PLANS AND AMENDMENTS TO STRUCTURE PLANS* #	**EX GST**	**GST**	**INC. GST**
Structure Plan	$15,310.50		$15,310.50
Structure Plan Amendment	$12,978.50		$12,978.50
LOCAL DEVELOPMENT PLANS (LDPs) AND AMENDMENTS	**EX GST**	**GST**	**INC. GST**
1 Lot	$969.50		$969.50
2 – 10 Lots	$1,495.50		$1,495.50
11 – 20 Lots	$1,579.00		$1,579.00
21 – 100 Lots	$2,365.50		$2,365.50
101 Lots and Over *(calculated by multiplying total number of lots shown on the LDP by the rate per lot)*	$45.50 per lot		$45.50 per lot
SUBDIVISION CLEARANCES*	**EX GST**	**GST**	**INC. GST**
< 5 lot – fee per Lot *(Number of lots include balance lots and common property)*	$73.00		$73.00
6 – 195 Lots – First 5 Lots – fee per Lot	$73.00		$73.00
6 – 195 Lots – *(Subsequent Lots fee per Lot)*	$35.00		$35.00
> 195 Lots *	$7,393.00		$7,393.00
Reissue of Deposited Plan	Charged as per above		
Subdivision Re-inspection Fee – *where a subdivider has lodged a clearance request or has advised that subdivision works are complete but following inspection the works are incomplete and subsequent re-inspection is required.*	$164.50		$164.50
Planning Bond Administration Fee	$1,152.00		$1,152.00
LAND MATTERS AND ROADS AND RIGHTS OF WAY #	**EX GST**	**GST**	**INC. GST**
Road and Right of Way Closures (plus all costs)	$820.00		$820.00
Caveat Withdrawals, Easements and Notices on Titles; Endorsement of Section 70A's and Deeds (Plus All Costs)	$99.00		$99.00
Extinguishment of Restrictive Covenants	$262.00		$262.00
ZONING CERTIFICATES *	**EX GST**	**GST**	**INC. GST**
Per Certificate*	$73.00		$73.00
Reply To Property Settlement Questionnaire*	$73.00		$73.00
WRITTEN PLANNING ADVICE *	**EX GST**	**GST**	**INC. GST**
Per Advice	$73.00		$73.00
Unrelated Research Per Hour (Minimum One Hour)	$73.00		$73.00
LICENSING	**EX GST**	**GST**	**INC. GST**
Certificate of Local Planning Authority (Section 40)	$378.50		$378.50
Certificate of Local Planning Authority (Section 55)	$270.50		$270.50
Motor Vehicle Repair Business Licence assessment	$191.00		$191.00
Pawnbrokers and Second Hand Dealer's Licence assessment	$92.50		$92.50
SALES OF MAPS, PUBLICATIONS ETC.	**EX GST**	**GST**	**INC. GST**
Scheme Text, Maps, Statistics Books, Plan	At Cost		At Cost
Town Planning Scheme Set of Plans	$504.50		$504.50
Digital Data Sets (per data set)	$106.00		$106.00
Valuation Cash In Lieu Or Other Valuation	At Cost		At Cost
Local Heritage Survey	$237.00		$237.00

BUILT STRATA APPLICATIONS* (Form 15)	EX GST	GST	INC. GST
1 – 5 lots	$656.00 plus $65.00 per lot		$656.00 plus $65.00 per lot
6 – 99 lots	$981.00 plus $43.50 per lot (excluding first 1-5 lots)		$981.00 plus $43.50 per lot (excluding first 1-5 lots)
> 100 lots Application fee is capped at 100 lots. The maximum fee payable is $5,113.50	$5,113.50		$5,113.50
FINES AND PENALTIES – TOWN PLANNING *	**EX GST**	**GST**	**INC. GST**
◆ As per Planning and Development Act and Regulations (as amended) ◆ As per the Town Planning Scheme ◆ As per Court Prosecutions			
Planning Impound Fees	$552.50		$552.50
Storage Fee (per day after 5 working days)	$13.50		$13.50
REFUNDS			
Application fees will not be refunded by the City once an application has been lodged and allocated to an Officer, with the exception of Scheme Amendments and Structure Plans where refunds will be calculated based on work undertaken by the City as per the Regulations.			

* ***Fees prescribed by Regulations. Such fees will be amended as Regulations are amended.***

\# ***Quoted fees may be varied by the City, where additional work is required to be undertaken by the City that was not included in original fee.***

Note The above does not limit Council's right to charge other fees, eg. Building, Kennel and Extractive Industry Licences or amend the fee schedule as Regulations are amended.