CITY OF GOSNELLS

PLANNING FEES AND CHARGES 2026/2027

Development Applications Determining a Development Application (other than for an extractive industry) and the estimated cost of the development is -	
(a) not more than $50,000	$147.00
(b) more than $50,000 but not more than $500,000	0.32% of the estimated cost of development
(c) more than $500,000 but not more than $2.5 million	$1,700 + 0.257% for every $1.00 in excess of $500,000
(d) more than $2.5 million but not more than $5 million	$7,161 + 0.206% for every $1.00 in excess of $2.5 million
(e) more than $5 million but not more than $21.5 million	$12,633 + 0.123% for every $1.00 in excess of $5 million
(e) more than $21.5 million	$34,196.00
Determining a development application (other than for an extractive industry) where the development has commenced or been carried out	The fee above, plus, by way of penalty, twice that fee
Determining a Development Application for an extractive industry	$739.00
Determining an application to amend or cancel Development Approval	30% of original application fee, but no less than $150.00 and no greater than $295.00
Family Day Care and Home Business Determining an initial application for approval of a Family Day Care or Home Business.	$222.00
Development Approval Exemptions for Single Houses (Deemed-to-Comply) Determining an Application for Advice – Development approval exemptions for Single Houses (Clause 61A Deemed-to-Comply)	$295.00
Change of Use Determining an application for a change of use or for an alteration or extension or change of non-confirming use to which the item on Development Applications does not apply	$295.00
DAP Fees – Schedule 1 DAP Regulations	
less than $2 million	$5,612.00
Not less than $2 million and less than $7 million	$6,480.00
Not less than $7 million and less than $10 million	$10,004.00
Not less than $10 million and less than $12.5 million	$10,886.00
Not less than $12.5 million and less than $15 million	$11,195.00
Not less than $15 million and less than $17.5 million	$11,507.00
Not less than $17.5 million and less than $20 million	$11,818.00
Not less than $20 million and less than $50 million	$12,129.00
Not less than $50 million	$17,524.00
Minor Amendment application	$278.00

Subdivision Clearance Applications a) not more than 5 lots b) more than 5 lots but not more than 195 lots c) more than 195 lots d) Subdivision Clearance reinspection Fee	 $73/lot $73/lot for first 5 lots, then $35/lot $7,393.00 $120.50
Application for Built Strata/Certificate of Approval (WAPC) a) 1 - 5 Allotments b) 6 - 100 Allotments - Applications proposing six lots up to 100 attract a fee of $981 plus $43.50 per lot for every lot in excess of 5 lots. c) Application fee is capped at 100 lots - maximum fee payable	 Base Rate $656 plus $65.00 (per lot) Base Rate $981 plus $43.50 (per lot) $5,113.50
Local Development Plans or modification to an adopted plan a) 1 lot b) 2 - 10 lots c) 11 - 20 lots d) 21 – 100 Lots **e)** 101 Lots and Over **f)** Modification to an existing Local Development Plan	 $936.00 $1,424.80 $1,518.40 $2,256.80 $45.00/lot shown on LDP $416.00
Design Review Panel – up to three design reviews a) Up to $2.5 million b) more than $2.5 million but not more than $5 million c) more than $5 million but not more than $21.5 million d) more than $21.5 million	 $1,320.00 $1,650.00 $1,980.00 $2,530.00
Providing written planning advice	$73.00
Copies of Planning Decisions	$104.00
Zoning Certificate (Excludes Rates Component) / Property settlement questionnaire	$73.00
Preparation of Withdrawal of Caveat Documents (excluding Landgate lodgement fees)	$104.00
Property renumbering request	$120.10
Development Approval Exemption for Single Houses (Deemed-to-Comply)	$295.00
Liquor Licensing Section 40 Certificate	$156.00
Advertising to adjoining properties/defined radius	$90.00 plus $2.00/letter sent Minimum fee of $92.00

Costs and expenses incurred in the City's review of any management plan required as condition of subdivision approval, for example, an urban water management plan, wetland management plan or traffic management plan.	Billed once costs and expenses are incurred and payable prior to determination of the proposal.
Costs and expenses of any specific assessment, advice, technical resources or equipment that is required in relation to the assessment of a planning application, for example, environmental assessment, heritage advice or computer modelling	Billed once costs and expenses are incurred and payable prior to determination of the proposal
Scheme Amendments Prior to a Scheme Amendment being initiated by Council at an Ordinary Meeting, the applicable fee is calculated by estimating the staff time and resources necessary to process and consider the Scheme Amendment – this needs to be paid prior to the Scheme Amendment being considered by Council. The applicant will be provided with an acknowledgment letter and invoice by the City at this stage. A record of costs will be kept in accordance with the *Planning and Development Regulations 2009*.	Calculated and applied in accordance with Part 7 (Local Government Planning Fees) of Planning and Development Regulations 2009
Structure Plans For a proposed Structure Plan or modification to an adopted Structure Plan. The fee is payable prior to Council's initial consideration of the proposal. Where estimated costs or expenses are not incurred in the determination of the proposal, the related portion of the fee is to be refunded to the applicant.	Calculated and applied in accordance with Part 7 (Local Government Planning Fees) of Planning and Development Regulations 2009
Land Administration Services Applications for processes involving reserves (i.e. closures / disposals / dedications). The fee is payable prior to Council's initial consideration of the proposal (Note: additional fees will be applicable, should the proposal be progressed - see below) Attendance, Advertising and Statutory costs associated with a Land Administration Service	$351.00 Billed once costs and expenses are incurred and payable prior to finalisation of the Land Admin process
Cost Sharing Arrangements Town Planning Schemes 9A, 15 and 17 Canning Vale Structure Plan Southern River (Precinct 1) Southern River (Precinct 2) Southern River (Precinct 3) Central Maddington Structure Plan Maddington Road Precincts A and B Homestead Road Structure Plan	As per the applicable Development Contribution Scheme