

Planning Proposal Fees

Planning proposal applications	Fee
<p data-bbox="201 405 331 439">Complex</p> <p data-bbox="201 479 1070 551">Planning Proposal Application seeking amendment/s to an LEP involving:</p> <ul data-bbox="252 595 1050 1189" style="list-style-type: none"><li data-bbox="252 595 1050 779">• To change in the land use zone and/or the principal development standards of the LEP, which would result in significant increase in demand for supporting local regional or State infrastructure and would require infrastructure funding.<li data-bbox="252 786 1050 857">• To respond to a new policy eg. local character or new provision not in the standard instrument template.<li data-bbox="252 864 1050 936">• That is inconsistent with a District/Regional Plan or council's endorsed LSPS.<li data-bbox="252 943 1050 1043">• Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends.<li data-bbox="252 1050 1050 1084">• That is progressed under the Aboriginal Land SEPP.<li data-bbox="252 1090 1050 1189">• Any other amendment or amendments that are not categorised as a principal LEP, standard or basic planning proposal.	<p data-bbox="1142 405 1406 551">\$80,000 plus advertising costs plus public hearing costs (if required)</p> <p data-bbox="1142 557 1294 591">GST - No GST</p>
<p data-bbox="201 1301 639 1335">Standard Amendment - Major</p> <p data-bbox="201 1375 1070 1525">Planning Proposal Application seeking amendment/s to an LEP involving sites over 5000sqm in area, or sites with significant planning issues, with any one or more of the following proposed LEP amendment types:</p> <ul data-bbox="252 1570 1050 1939" style="list-style-type: none"><li data-bbox="252 1570 1050 1671">• To change the land use zone where the proposal is consistent with the objectives identified in the LEP for that proposed zone.<li data-bbox="252 1677 1050 1749">• That relates to altering the principal development standards of the LEP.<li data-bbox="252 1756 1050 1861">• That relates to the addition of a permissible land use or uses and/or any conditional arrangements under Schedule 1 Additional Permitted Uses of the LEP.<li data-bbox="252 1868 1050 1939">• That is consistent with an endorsed District/Regional Strategic Plan and/or LSPS.	<p data-bbox="1142 1301 1406 1447">\$65,000 plus advertising costs plus public hearing costs (if required)</p> <p data-bbox="1142 1453 1294 1487">GST - No GST</p>

- Relating to the classification or reclassification of public land through the LEP.

Standard Amendment - Minor

Planning Proposal Application seeking amendment/s to an LEP involving sites less than 5000sqm in area, with any one or more of the following proposed LEP amendment types:

- To change the land use zone where the proposal is consistent with the objectives identified in the LEP for that proposed zone.
- That relates to altering the principal development standards of the LEP.
- That relates to the addition of a permissible land use or uses and/or any conditional arrangements under Schedule 1 Additional Permitted Uses of the LEP.
- That is consistent with an endorsed District/Regional Strategic Plan and/or LSPS.
- Relating to the classification or reclassification of public land through the LEP.

\$35,000 plus advertising costs public hearing costs (if required)
GST - No GST

Voluntary Planning Agreement

Planning Agreements (VPAs) under Environmental Planning and Assessment Act 1979

Full costs including Council's legals borne by the proponent

Basic amendments:

Planning Proposal Application with any one or more of the following proposed LEP amendment types:

- To correct an administrative error.
- For a few minor 'housekeeping' amendments.
- To add or remove a local heritage item, that is supported by an office of Environment and Heritage endorsed study.
- To reclassify land where the Governor's approval is not required.
- That is consistent with a Department endorsed/approved local strategy such as a Local Housing Strategy.

\$15,000 plus advertising costs
GST - No GST

- That is consistent with section 3.22 Expedited amendments of environmental planning instruments of the EP&A Act.

Reclassification of public land

\$20,000 plus Public Hearing and advertising costs
GST - No GST

All planning proposal applications are subject to advertising costs payable upon Gateway Determination approval.

\$4,000
GST - No GST

Where an application results in additional assessment or review of the planning proposal at any stage of the process, an hourly rate will be charged for extra work undertaken by council staff.

\$220 per hour
GST - No GST