

Attachment 1: New fee increase for planning services as per *Environmental Planning and Assessment Regulation 2021*

Item Reference in EP&A Regs	Section	Description	Old Fee for 22/23FY	New Fee for 23/24FY
Item 2.1	Development Applications	Up to \$5,000	\$110	\$138
		\$5,001 - \$50,000	a) base fee \$170 b) \$170 plus \$3.00 for every \$1,000 of cost	a) base fee \$212 b) \$212 plus \$3.00 for every \$1,000 of cost
		\$50,001 - \$250,000	a) base fee \$352 b) \$352 plus \$3.64 for every \$1,000 above \$50,000	a) base fee \$442 b) \$442 plus \$3.64 for every \$1,000 above \$50,000
		\$250,001 - \$500,000	a) base fee \$1,160 b) \$1,160 plus \$2.34 for every \$1,000 above \$250,000	a) base fee \$1,454 b) \$1,454 plus \$2.34 for every \$1,000 above \$250,000
		\$500,001 - \$1 million	a) base fee \$1,745 b) \$1,745 plus \$1.64 for every \$1,000 above \$500,000	a) base fee \$2,189 b) \$2,189 plus \$1.64 for every \$1,000 above \$500,000
		\$1 million - \$10 million	a) base fee \$2,615 b) \$2,615 plus \$1.44 per \$1,000 above \$1 million	a) base fee \$3,280 b) \$3,280 plus \$1.44 per \$1,000 above \$1 million
		Over \$10 million	a) base fee \$15,875 b) \$15,875 plus \$1.19 for every \$1,000 above \$10 million	a) base fee \$19,916 b) \$19,916 plus \$1.19 for every \$1,000 above \$10 million
Item 2.2	Development Fees for Advertisement Sign	First advertisement Each subsequent advertisement	\$285 \$93	\$357 \$93
Item 2.3	Dwelling House Construction Cost under \$100,000	Development Application for development involving the erection of a dwelling house with an estimated cost of construction of \$100,000 or less	\$455	\$571
Item 2.7	Other development	Development application for development not involving the erection of a building, the carrying out of a work, the subdivision of land or the demolition of a work or building	\$285	\$357

Item 2.4	Subdivision Application – opening of a public road	Development application involving subdivision, other than strata subdivision, involving the opening of a public road	\$665, plus \$65 per additional lot	\$833, plus \$65 per additional lot
Item 2.5	Subdivision Application – not opening of a public road	Development application involving subdivision, other than strata subdivision, not involving the opening of a public road	\$330, plus \$53 per additional lot	\$414, plus \$53 per additional lot
Item 2.6	Strata subdivision	Strata subdivision	\$330, plus \$65 per additional lot	\$414, plus \$65 per additional lot
Item 3.5	Additional Requiring Advertising	Giving notice of designated development	\$2,220	\$2,785
Item 3.6	Additional Requiring Advertising	Giving notice for nominated integrated development, threatened species development of class 1 aquaculture development	\$1,105	\$1,386
Item 3.7	Additional Requiring Advertising	Giving notice for prohibited development	\$1,105	\$1,386
Item 3.8	Additional Requiring Advertising	Giving of notice for other development for which a community participation plan requires notice to be given	\$1,105	\$1,386
Item 3.1	Integrated Development	Additional fee for development application for integrated development	a) \$140 payable to consent authority b) \$320 payable per authority	a) \$176 payable to consent authority b) \$401 payable per authority
Item 3.2	Integrated Development	Additional fee for development application for development requiring concurrence, other than if concurrence is assumed under this Regulation, Section 55	a) \$140 payable to consent authority b) \$320 payable per authority	a) \$176 payable to consent authority b) \$401 payable per authority
Item 3.3	Designated Development	Additional fee for development application for designated development	\$920	\$1,154
Item 3.4	Designated Development	Additional fee for development application that is referred to design review panel for advice	0	\$3,763
Item 4.1	Modification of Consent for Local Development	Modification application under the Act. Section 4.55(1)	\$71	\$89
Item 4.2	Modification of Consent for Local Development	Modification application	Lessor of \$645, or 50% fee of original application	Lessor of \$809, or 50% fee of original application
Item 4.3	Modification of Consent – if the fee for the original	Modification application under Act, Section 4.55(2) or 4.56(1) that does not, in the	50% fee of original application	50% fee of original application

	application was less than \$107	consent authority's opinion, involve minimal environmental impact		
Item 4.4	Modification of Consent – if the fee for the original application was \$107 or more	Modification application under Act, Section 4.55(2) or 4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact	50% fee of original application; and if involves erection of dwelling house with an estimated cost of \$100,000 or less = \$190	50% fee of original application; and if involves erection of dwelling house with an estimated cost of \$100,000 or less = \$238
Item 4.4 cont.	Modification of application	Up to \$5,000	0	\$68
		\$5,001 - \$250,000	0	a) base fee \$106 b) \$106 plus \$1.50 for every \$1,000 above \$5,000
		\$250,001 - \$500,000	0	a) base fee \$627 b) \$627 plus \$0.85 for every \$1,000 above \$250,000
		\$500,001 - \$1 million	0	a) base fee \$893 b) \$893 plus \$0.50 for every \$1,000 above \$500,000
		\$1,000,001 - \$10 million	0	a) base fee \$1,238 b) \$1,238 plus \$0.40 for every \$1,000 above \$1 million
		More than \$10 million	0	a) base fee \$5,943 b) \$5,943 plus \$0.27 for every \$1,000 above \$10 million
Item 4.6	Modification of Consent	Additional fee for modification application if notice of application is required to be given under the Act, Section 4.55(2) or 4.56(1)	0	\$834
Item 4.7	Modification of Consent	Additional fee for modification application that is accompanied by statement of qualified designer	0	\$954
Item 4.8	Modification of Consent	Additional fee for modification application that is referred to design panel for advice	0	\$3,763
Item 4.9	Modification of Consent	Submitting modification application under the Act, Section 4.55(1A) or (2) on the NSW Planning Portal	0	\$43

Item 7.1	Fees for reviews and appeals	Application for review under the Act, Section 8.3 that relates to a development application not involving the erection of a building, the carrying out of work or the demolition of a work or building	50% of original DA fee	50% of original DA fee
Item 7.2	Fees for reviews and appeals	Application for review under the Act, Section 8.3 that relates to a development application involving the erection of a dwelling house with an estimated cost of \$100,000 or less	\$190	\$238
Item 7.3	Application for review (not referred to in Item 7.1 and 7.2)	Up to \$5,000	0	\$69
		\$5,001 - \$250,000	0	a) base fee \$107 b) \$107 plus \$1.50 for every \$1,000 above \$5,000
		\$250,001 - \$500,000	0	a) base fee \$627 b) \$627 plus \$0.85 for every \$1,000 above \$250,000
		\$500,001 - \$1 million	0	a) base fee \$893 b) \$893 plus \$0.50 for every \$1,000 above \$500,000
		\$1,000,001 - \$10 million	0	a) base fee \$1,238 b) \$1,238 plus \$0.40 for every \$1,000 above \$1 million
		More than \$10 million	0	a) base fee \$5,943 b) \$5,943 plus \$0.27 for every \$1,000 above \$10 million
Item 7.4	Fees for reviews and appeals	Application for review of decision to reject and not determine a development application under Act, Section 8.2(1)(c) if the estimated cost of development is:	a) less than \$100,000 = \$55 b) \$100,000 - \$1 million = \$150 c) more than \$1 million = \$250	a) less than \$100,000 = \$69 b) \$100,000 - \$1 million = \$188 c) more than \$1 million = \$313
Item 7.5	Fees for reviews and appeals	Appeal against determination of modification application under the Act, Section 8.9	50% fee that was payable for the application the subject of the appeal	50% fee that was payable for the application the subject of the appeal

Item 7.7	Fees for reviews and appeals	Notice of application for review of a determination under the Act, Section 8.3	0	\$778
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