

DEPARTMENT OF PLANNING (DoP)

LC QON 4740 Attachment

1. Yes.

2a

- Application for approval of freehold or survey-strata subdivision.
- Amended plan/s for application for approval of freehold or survey-strata subdivision.
- Application to the WAPC to reconsider a refusal or to reconsider a condition(s).
- Application for endorsement of a deposited plan or survey-strata plan.
- Application for approval by the WAPC for a proposed lease/licence and endorsement of the approval on the executed lease/licence under the *Planning and Development Act 2005* section 136.
- Application for approval by the WAPC for a proposed class of lease/licence under the *Planning and Development Act 2005* section 139.
- Application for endorsement of approval by the WAPC on an executed lease/licence of a class approved under the *Planning and Development Act 2005* section 139.
- Determination of development application under the *Hope Valley-Wattleup Redevelopment Regulations 2000*.
- Determination of development application under the *Perry Lakes Redevelopment Act 2005*.

2b An increase in each fee was effective from 1 July 2009, 1 July 2010 and 1 July 2011, with the exception of fees for subdivision approval and reconsideration and for determination of development applications for Hope Valley-Wattleup and Perry lakes Redevelopment, which were increased on 1 July 2011.

2c&d

Application	1-Jul-08	1-Jul-09	1-Jul-10	1-Jul-11
Application for approval of freehold or survey-strata subdivision.				
Amalgamation	\$966	\$1,043	\$1,106	No change
2 or more lots (up to and including 100 lots)	\$1,339 and \$31 per lot.	\$1,446 and \$33 per lot.	\$1,553 and \$35 per lot.	No change
101 or more lots	\$4,440 and \$10.30 per lot in excess of 100 lots	\$4,746 and \$11 per lot in excess of 100 lots	\$5,033 and \$11.70 per lot in excess of 100 lots	No change
Amended plan/s for application for approval of freehold or survey-strata subdivision.				No change
Amalgamation	\$641	\$692	\$734	No change

Application	1-Jul-08	1-Jul-09	1-Jul-10	1-Jul-11
2 or more lots (up to and including 100 lots)	\$951 and \$20.70 per lot	\$1,027 and \$22 per lot	\$1,089 and \$23.30 per lot	No change
101 or more lots	\$3,019 and \$3.10 per lot in excess of 100 lots	\$3,227 and \$3.30 per lot in excess of 100 lots	\$3,419 and \$3.50 per lot in excess of 100 lots	No change
Application to the WAPC to reconsider a refusal or to reconsider a condition(s).				
Amalgamation	\$563.50	\$609	\$646	No change
2 or more lots (up to and including 100 lots)	\$692 and \$15.50 per lot	\$747 and \$17 per lot	\$792 and \$18 per lot	No change
101 or more lots	\$2,243 and \$3.10 per lot in excess of 100 lots	\$2,447 and \$3.30 per lot in excess of 100 lots	\$2,592 and \$3.50 per lot in excess of 100 lots	No change
Application for endorsement of a deposited plan or survey-strata plan.				
Amalgamation	\$362	\$391	\$414	\$455
2 or more lots (up to and including 100 lots)	\$403 and \$5.15 per lot	\$435 and \$5.50 per lot	\$461 and \$5.80 per lot	\$507 and \$6.40 per lot
101 or more lots	\$920 and \$3.10 per lot in excess of 100 lots	\$985 and \$3.40 per lot in excess of 100 lots	\$1,041 and \$3.60 per lot in excess of 100 lots	\$1,145 and \$4.00 per lot in excess of 100 lots
Application for approval by the WAPC for a proposed lease/licence and endorsement of the approval on the executed lease/licence under the <i>Planning and Development Act 2005</i> section 136	\$215	\$232	\$246	\$271
Application for approval by the WAPC for a proposed class of lease/licence under the <i>Planning and Development Act 2005</i> section 139	\$215	\$232	\$246	\$271
Application for endorsement of approval by the WAPC on an executed lease/licence of a class approved under the <i>Planning and Development Act 2005</i> section 139	\$26	\$28	\$29.70	\$33
Determination of development application (Perry Lakes)				
(a) not more than \$50,000	\$100	No change	No change	\$139
(b) more than \$50,000 but not more than \$500,000	0.23% of the estimated cost of development	No change	No change	0.32% of the estimated cost of development
(c) more than \$500,000 but not more than \$2.5 million	\$1,150 + 0.18% for every \$1 in excess of	No change	No change	\$1,600 + 0.257% for every \$1 in excess of

Application	1-Jul-08	1-Jul-09	1-Jul-10	1-Jul-11
(d) more than \$2.5 million but not more than \$5 million	\$500 000 of the estimated cost of development \$4,750 + 0.15% for every \$1 in excess of \$2.5 million of the estimated cost of development	No change	No change	\$500 000 of the estimated cost of development \$6,740 + 0.206% for every \$1 in excess of \$2.5 million of the estimated cost of development
(e) more than \$5 million but not more than \$21.5 million	\$8,500 + 0.1% for every \$1 in excess of \$5 million of the estimated cost of development	No change	No change	\$11,890 + 0.123% for every \$1 in excess of \$5 million of the estimated cost of development
(f) more than \$21.5 million	\$25,000	No change	No change	\$32,185

The *Hope Valley-Wattleup Redevelopment Amendment Regulations 2011* resulted in a different fee scale from 1 July 2011. Planning services are described differently, with different item bandwidths.

Determination of development application (Hope Valley-Wattleup) pre 1 July 2011:

- (a) Up to \$10,000 - \$50
- (b) \$10,001 to 50,000 - \$100
- (c) \$50,001 to \$100,000 - \$250
- (d) \$100,001 to 1,000,000 - \$350
- (e) 1,000,001 to 10,000,000 - \$0.75 for each \$4,000 plus \$250
- (f) Greater than \$10,000,000 – \$0.75 for each \$4,000 plus \$1,000 (to a maximum of \$12,500)

Determination of development application (Hope Valley-Wattleup) after 1 July 2011:

- (a) not more than \$50,000 - \$139
- (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 - \$1,600 + 0.257% for every \$1 in excess of \$500,000 of the estimated cost of development
- (d) more than \$2.5 million but not more than \$5 million - \$6,740 + 0.206% for every \$1 in excess of \$2.5 million of the estimated cost of development
- (e) more than \$5 million but not more than \$21.5 million - \$11,890 + 0.123% for every \$1 in excess of \$5 million of the estimated cost of development
- (f) more than \$21.5 million - \$32,185

- 2e The current fees are structured on a sliding scale that is dependant upon either the number of lots per application (for subdivision) or the estimated cost of development (for development applications). As such it is not practical to show each possible fee combination. Accordingly, the table selects certain hypothetical applications demonstrating the prescribed fee for applications in their respective bands.

Application	1-Jul-09	1-Jul-10	1-Jul-11
Application for approval of freehold or survey-strata subdivision.			
Amalgamation	3.77%	3.54%	No Change
2 or more lots (up to and including 100 lots) – 50 lot application	2.97%	4.19%	No Change
101 or more lots – 200 lot application	2.67%	3.61%	No Change
Amended plan/s for application for approval of freehold or survey-strata subdivision.			
Amalgamation	3.76%	3.57%	No Change
2 or more lots (up to and including 100 lots) – 50 lot application	2.90%	4.47%	No Change
101 or more lots – 200 lot application	2.65%	3.46%	No Change
Application to the WAPC to reconsider a refusal or to reconsider a condition(s).			
Amalgamation	3.87%	3.58%	No Change
2 or more lots (up to and including 100 lots) – 50 lot application	4.66%	3.45%	No Change
101 or more lots – 200 lot application	4.57%	3.44%	No Change
Application for endorsement of a deposited plan or survey-strata plan.			
Amalgamation	3.81%	3.38%	6.90%
2 or more lots (up to and including 100 lots) – 200 lot application	3.29%	3.27%	7.12%
101 or more lots – 200 lot application	3.52%	3.24%	7.35%
Application for approval by the WAPC for a proposed lease/licence and endorsement of the approval on the executed lease/licence under the <i>Planning and Development Act 2005</i> section 136	3.71%	3.53%	7.16%
Application for approval by the WAPC for a proposed class of lease/licence under the <i>Planning and Development Act 2005</i> section 139	3.71%	3.53%	7.16%

Application	1-Jul-09	1-Jul-10	1-Jul-11
Application for endorsement of approval by the WAPC on an executed lease/licence of a class approved under the <i>Planning and Development Act 2005</i> section 139	3.49%	3.57%	8.11%
Determination of development application (Perry Lakes)			
(a) not more than \$50 000 – \$50,000 est. cost of development		No Change	36.00%
(b) more than \$50 000 but not more than \$500 000 – \$500,000 est. cost of development		No Change	36.13%
(c) more than \$500 000 but not more than \$2.5 million – \$2.5million est. cost of development		No Change	38.89%
(d) more than \$2.5 million but not more than \$5 million – \$5 million est. cost of development		No Change	36.88%
(e) more than \$5 million but not more than \$21.5 million – \$21.5million est. cost of development		No Change	25.74%
(f) more than \$21.5 million		No Change	25.74%
Determination of development application (Hope Valley-Wattleup)			
\$30,000 estimated value of development		No Change	175%
\$3 million estimated value of development		No Change	853%
\$30 million estimated value of development		No Change	383%

2f For the following applications:

- Application for approval of freehold or survey-strata subdivision.
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- Application for endorsement of approval by the WAPC on an executed lease/licence of a class approved under the *Planning and Development Act 2005* section 139

The WAPC in accordance with Government policy operates a cost recovery model for its land development fees and charges. The WAPC reviews these fees annually and sets the fee to a level that reflects the anticipated costs for the relevant financial year.

For the following applications:

- Determination of development application under the *Hope Valley-Wattleup Redevelopment Regulations 2000*.
- Determination of development application under the *Perry Lakes Redevelopment Act 2005*.

These fees had not been amended since their inception in 2000 and 2006 respectively. The amendments were introduced to bring the fees into line with the provisions of the Planning and Development Regulations 2009 ('Planning Regulations'). The objective is to simplify and standardise all fees for comparable planning services across Western Australia.

2g As stated in 2d.

ARMADALE REDEVELOPMENT AUTHORITY (ARA)

LC QON 4740

Attachment

For Parts 2(c), (d), (e)

Development Application Fees			
Value of Development	Previous ARA Fees (adopted August 2007)	Current ARA Fees (gazetted October 2010)	Increase / Decrease (%)
\$10,000	\$100.00	\$132.00	+ 32.0
\$50,000	\$150.00	\$132.00	- 0.12
\$100,000	\$250.00	\$300.00	+ 20.0
\$150,000	\$400.00	\$450.00	+ 12.5
\$200,000	\$400.00	\$600.00	+ 50.0
\$300,000	\$400.00	\$900.00	+ 125.0
\$350,000	\$400.00	\$1,050.00	+ 162.5
\$500,000	\$400.00	\$1,500.00	+ 275.0
\$1,000,000	\$400.00	\$2,700.00	+ 575.0
\$2,500,000	\$868.75	\$6,300.00	+ 625.2
\$5,000,000	\$1,337.50	\$11,300.00	+ 744.9
\$10,000,000	\$2,275.00	\$17,300.00	+ 660.4
\$21,500,000	\$6,375.00	\$31,100.00	+ 387.4
\$22,000,000	\$6,500.00	\$31,100.00	+ 378.5