

Planning 2026-27

1	Planning Permit		
1.1.1	Minor application ^A	\$166	*B
1.1.4	Visitor Accommodation (Permitted under PD6) Set by State Govt	\$250	*
1.2	Permitted Applications	\$324	*
		+ .3% over \$450,000	
1.3	Discretionary Applications	\$530	*B
	(due to being in Special Area or heritage listed, minor variation)	+ .3% over \$450,000	
1.4	Discretionary Applications Resource Development & Residential	\$950 + \$364 advertisement	*B
	(discretionary use or variation to the Planning Scheme provisions)	+0.3% over \$450,000	
	Other use Classes	\$1,000 + Advert fee (\$1364) + 0.3% over \$450,000	
1.5	THC Works application only	\$166	*B
1.6	Level 2 EMPCA application	\$1,109	*
	(advert fee – invoiced after Environment Division permission to exhibit)	+ .3% over \$450,000	
1.7	Multiple Dwelling Application #1, #2, #3	\$700 + \$364 advert fee if req +323 per one new unit +155 per variation per unit	*B

		\$700 (+364 Advert fee if req) +400 per new unit (2-5 new units) +155 per variation per unit	
		\$700 (+ 364 Advert fee if req) +\$500 per new unit (6+ new units) +\$155 per variation per unit	
2	Subdivisions		
2.1	Subdivision Permitted #1, #2, #3, #4	\$700.00	
	(No variation to Planning Scheme provisions)	+ \$323 per new lot	
2.3	Subdivision Discretionary #1, #2, #3, #4	\$950.00 + \$364 Advert fee	*B
		+ \$323 for 1 lot created	
	(Variation to Planning Scheme provisions)	+ \$176 per variation per lot	
		\$ 950.00 (+\$364 advert fee)	
		+ \$400 for 2-5 lots created	
		+ \$176 per variation per lot	
		\$ 950.00 (+\$364 advert fee)	
		+ \$400 for 2-5 lots created	
		+176 per variation per lot	
		\$950.00 (+ 364 advert)	
		+500 for 6+ lots created	

				+\$176 Per variation per lot
2.4	Application in conjunction with subdivision			Discretionary Fee
	(no advertising fee)			
2.5	Retrospective application	Additional charges will apply if s64 application under LUPAA		
	If made voluntarily			Application Fee
	If made in response to NIEM			Double application fee
	If made in response to EN			Triple application fee
3	Reports			
3.1	Professional reports (invoiced)			At cost + 15% admin
3.2	Advertising Fee (See Note B)		\$364	
4	Local Provision Schedule Amendment/ Northern Regional Land Use Strategy Amendment			
4.1	Application fee Minor		\$6,260.00	*
	Application fee Major		\$7,560.00	
4.4	Application in conjunction with Local Provisions Schedule Amendment			Relevant discretionary fee
				- no advert fee
4.5	Request to amend the Northern Regional Land Use Strategy Amendment		\$4,500.00	*
5	Sundry			
5.1	Extension of permit	permitted	\$250.00	*
		2 nd request plus 50%		
		3 rd request plus 100%		
5.2	Amendment of permit (1 st)	permitted	\$185	*
		discretionary	\$480	*
		Further requests 100%		*
5.21	2 nd Amendment			Initial Assessment Fee + 50%
5.22	Further Amendments			Initial Assessment Fee + 100%

5.3	Sealing of final plan of subdivision	\$350	*
		+ \$71 per lot	
	further request to Seal (if final plan of subdivision returned)	\$170	*
5.4	Certification of strata plan	\$350	*E
		+ \$150 per unit (inspection)	
5.41	Further inspections / reinspection	\$156	
5.5	Adhesion Order	\$350	*
	or if required by Planning Permit	\$158	*
5.6	Request to amend sealed plan	\$350	*
	plus, advertising fees if required & \$500 per hour if hearing required (invoiced)		
5.7	Sealing of Part 5 Agreement	\$350	*
	or if required by Planning Permit	\$158	*
5.8	Request information - completed files/search fee	\$90	
5.12	Tasmanian Planning Scheme - Northern Midlands		
	Review of "No Permit Required" & Exempt Uses Building/Plumbing Application - Per Submission	\$95	*
6	Refunds		
6.1	Permitted applications withdrawn within 7 days & prior to assessment 100% refund less admin fee of (not disbursements)	\$160.00	
	Permitted applications withdrawn prior to assessment	50% refund	
	- Other applications withdrawn prior to assessment	50% refund	
	- Disbursements (if unused)	100%	
Notes:			
A	Minor application (THC Works permit (only discretion) outbuilding up to 40 sqm & apex 3m, extension up to 30m2 behind building line & under building height; modifications within existing roofline, pool; freestanding sign; solid front fence up to 1500mm.		
B	Applications that require public exhibition: add \$364 disbursement for advertising expenses.		
C	Fees initially advised by council officers are estimates only, which will be confirmed after full assessment by the Development Assessment Team.		

D	Fees for projects over \$10m are to be 0.3% of total project cost		
E	Includes one inspection of the property		
F	Includes the initial review of plans and one review of updated/revised plans		
7	Minor amendment under s56 or s57 requiring TasCAT decision		
	At cost plus associated legal fees incurred by Council	at cost	
	Organising mediation in accordance with s57 of IUPAA, or any other mediation required by the Council in order to determine a planning application	\$270	
	If external consultant required, paid at cost by applicant	at cost	
Engineering			
7	Engineering Fees:		
7.1	Engineering Development Assessment (subdivisions & boundary adjustments with engineering works) 3 or less lots *Includes initial review of plans and 1 review of updated plans	\$446.00*	
	Over 3 lots, fee per lot	\$155.00	
7.11	3 rd review of documents relating to the same planning application	Initial assessment fee + 50%	
7.12	Further assessment (4 th + reviews) of documents relating to same planning	Initial assessment fee + 100%	
7.2	Stormwater Developer Contribution - per lot or dwelling	\$2,150.00	
7.3	Engineering development inspection and reinspection (driveway installations, stormwater works & compliance with planning permit conditions	\$150.00	
7.4	Street Tree provision fee – per lot/dwelling	\$850.00	
9.01	Subdivision Assessment (outside sewerage district)	\$189.00	*

9.02	Each additional lot	\$222.00	*
------	---------------------	----------	---