

Planning 2025-26

1	Planning Permit		
1.1.1	Minor application ^A	\$160	*B
1.1.4	Visitor Accommodation (Permitted under PD6) Set by State Govt	\$250	*
1.2	Permitted Applications	\$312	*
		+ .3% over \$300,000	
1.3	Discretionary Applications	\$466	*B
	(due to being in Special Area or heritage listed, minor variation)	+ .3% over \$300,000	
1.4	Discretionary Applications	\$638	*B
	(discretionary use or variation to the Planning Scheme provisions)	+0.3% over \$300,000	
1.5	THC Works application only	\$160	*B
1.6	Level 2 EMPCA application	\$1,109	*
	(advert fee – invoiced after Environment Division permission to exhibit)	+ .3% over \$300,000	
1.7	Multiple Dwelling Application	\$638	*B
		+ \$311 per Unit	
		+\$149 Per Variation per unit	
2	Subdivisions		
2.1	Subdivision Permitted	\$638	
	(No variation to Planning Scheme provisions)	+ \$311 per new lot	
2.2	Subdivision Discretionary	\$638	*B
	(No Variation to Planning Scheme provisions)	+ \$311 per new lot	
2.3	Subdivision Discretionary	\$638	*B
	(Variation to Planning Scheme provisions)	+ \$311 per Unit	
		+ \$170 variation per unit	

2.4	Application in conjunction with subdivision (no advertising fee)		Discretionary Fee	
2.5	Retrospective application		Double application fee	
	Additional charges will apply if s64 application under LUPAA		Disbursements - Cost + 15%	
3	Reports			
3.1	Professional reports (invoiced)		At cost + 15% admin	
3.2	Advertising Fee (See Note B)		\$350	
4	Local Provision Schedule Amendment/ Northern Regional Land Use Strategy Amendment			
4.1	Application fee		\$1,242	*
4.2	Processing fee		\$1,242	*
	(after Council initiation) (invoiced)		+ 3 advert fees of \$503 each	
			+ \$680 if hearing required	
4.3	Disbursements Tasmanian Planning Commission Fee		Minimum \$374	
	(Returned in full if not Initiated)			
	Central Plan Register		tba	
4.4	Application in conjunction with Local Provisions		Relevant discretionary fee	
	Scheme Amendment		- no advert fee	
4.5	Request to amend the Northern Regional Land Use Strategy Amendment			
4.51	Minor Amendment		\$587	*
4.52	Major Amendment		\$2,937	*
5	Sundry			
5.1	Extension of permit	permitted	\$158	*
		discretionary	\$312	*
5.2	Amendment of permit	permitted	\$158	*
		discretionary	\$466	*

5.3	Sealing of final plan of subdivision	\$312	*
		+ \$71 per lot	
	further request to Seal (if final plan of subdivision returned)	\$158	*
5.4	Certification of strata plan	\$312	*
		+ \$150 per unit (inspection)	
5.5	Adhesion Order	\$312	*
	or if required by Planning Permit	\$158	*
5.6	Request to amend sealed plan	\$312	*
	plus, advertising fees if required & \$500 per hour if hearing required (invoiced)		
5.7	Sealing of Part 5 Agreement	\$312	*
	or if required by Planning Permit	\$158	*
5.8	Request information - completed files/search fee	\$83	
5.9	Request for e-information from e-records	\$32	
5.11	Footpath Trading Policy 52		
5.111	Signage per Annum		
	Fee for One Sign	\$15	
	Additional for Second Sign	\$63	
5.112	On Street Dining	\$34	
5.113	Display of Goods	\$34	
5.12	Tasmanian Planning Scheme - Northern Midlands		
	Review of "No Permit Required" & Exempt Uses Building/Plumbing Application - Per Submission	\$90	*
6	Refunds		
6.1	Permitted applications withdrawn within 7 days & prior to assessment 100% refund less admin fee of (not disbursements)	\$155	
	Permitted applications withdrawn prior to assessment	50% refund	

	- Other applications withdrawn prior to assessment	50% refund	
	- Disbursements (if unused)	100%	
Notes:			
A	Minor application (outbuilding up to 40 sqm & apex 3m, extension up to 30m ² 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 \$350 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 negotiable, with a minimum fee of \$30,000	\$32,211	
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	\$259	
	If external consultant required, paid at cost by applicant	at cost	
<h1>Engineering</h1>			
7	Engineering Fees:		
7.1	Engineering Development Assessment (subdivisions & boundary adjustments with engineering works) 3 or less lots	\$429.50	
	Over 3 lots, fee per lot	\$155.00	
7.2	Stormwater Developer Contribution - per lot or dwelling	\$2,070.00	