

# Planning (Fees) Determination 2025

## Disallowable instrument DI2025–168

made under the

**Planning Act 2023, s 522 (Determination of fees)**

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### 1 Name of Instrument

This instrument is the *Planning (Fees) Determination 2025*.

### 2 Commencement

This instrument commences on 1 July 2025.

### 3 Determination of fees

I determine the fee payable for a matter listed in column 3 of the schedule to be the fee listed in the corresponding entry in column 5 of the schedule.

### 4 Payment of fees

A fee mentioned in the schedule is payable to the Territory by the person requesting the goods or services described in the schedule.

### 5 Waiver of fees in public interest

The Minister may waive a fee listed in the schedule, in full or in part, if the Minister reasonably believes that it is in the public interest to waive the fee.

### 6 Revocation

This instrument revokes the *Planning (Fees) Determination 2024* (DI2024-107).

Chris Steel MLA  
Minister for Planning and Sustainable Development  
30 June 2025

**Schedule**  
(see s 3)

Column 1	Column 2	Column 3	Column 4	Column 5
Item number	Relevant Section of the Act for which a fee is payable	Description of matter for which fee is payable	Fee Payable GST Exempt 2024-25* \$	Fee Payable GST Exempt 2025-26* \$
1.1	Section 57	Initial administrative charges for major plan amendments and supporting reports	1,994.44	2,066.24
1.2	Section 59	Final administrative charges for major territory plan amendments and supporting reports – after the report is finalised, the amendment warranted and before the public notification Application for a development proposal lodged under section 166 for a significant development supported by an EIS:	3,995.68	4,139.52
2.1	Section 166	(a) Matters specified in Schedule 1, Part 1.2 of the <i>Planning (General) Regulation 2023</i> , Column 1, Items 1 to 15. and/or (b) Matters specified in Schedule 1, Part 1.2	43,007.61	44,555.88
2.2	Section 166	(i) Column 1, Items 16 to 21	16,163.94	16,745.84
2.3	Section 166	(ii) Column 1, Items 22 to 25	3,235.03	3,351.49
2.4	Section 166	(c) An applications with no specific trigger in Schedule 1, Part 1.2 of the <i>Planning (General) Regulation 2023</i> Applications for development approval in relation to use for otherwise prohibited development:	3,235.03	3,351.49
3.1	Section 166	(a) The base amount specified opposite in Column (4) Plus	3,372.01	3,493.40
	Section 166	(b) An amount determined in accordance with the cost of works based on the following scale:		
3.2		Cost of work is \$0 to \$1,500	136.98	141.91
3.3		Cost of work is \$1,501 to \$5,000	136.98	141.91
			(plus 0.751% of the amount in excess of 1,500)	(plus 0.778% of the amount in excess of 1,500)

Column 1	Column 2	Column 3	Column 4	Column 5
Item number	Relevant Section of the Act for which a fee is payable	Description of matter for which fee is payable	Fee Payable GST Exempt 2024-25* \$	Fee Payable GST Exempt 2025-26* \$
3.4		Cost of work is \$5,001 to \$20,000	166.42 <i>(plus 0.751% of the amount in excess of 5,000)</i>	172.41 <b>(plus 0.778% of the amount in excess of 5,000)</b>
3.5		Cost of work is \$20,001 to \$100,000	286.37 <i>(plus 0.545% of the amount in excess of 20,000)</i>	296.68 <b>(plus 0.565% of the amount in excess of 20,000)</b>
3.6		Cost of work is \$100,001 to \$150,000	751.61 <i>(plus 0.545% of the amount in excess of 100,000)</i>	778.67 <b>(plus 0.565% of the amount in excess of 100,000)</b>
3.7		Cost of work is \$150,001 to \$250,000	1,044.78 <i>(plus 0.545% of the amount in excess of 150,000)</i>	1,082.39 <b>(plus 0.565% of the amount in excess of 150,000)</b>
3.8		Cost of work is \$250,001 to \$500,000	1,627.69 <i>(plus 0.408% of the amount in excess of 250,000)</i>	1,686.29 <b>(plus 0.423% of the amount in excess of 250,000)</b>
3.9		Cost of work is \$500,001 to \$1,000,000	2,722.27 <i>(plus 0.408% of the amount in excess of 500,000)</i>	2,820.27 <b>(plus 0.423% of the amount in excess of 500,000)</b>
3.10		Cost of work is \$1,000,001 to \$10,000,000	5,745.66 <i>(plus 0.270% of the amount in excess of 1,000,000)</i>	5,952.50 <b>(plus 0.280% of the amount in excess of 1,000,000)</b>
3.11		Cost of work is more than \$10,000,001	31,864.92	33,012.06

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Item number	Relevant Section of the Act for which a fee is payable	Description of matter for which fee is payable	Fee Payable GST Exempt 2024-25* \$	Fee Payable GST Exempt 2025-26* \$
			<i>(plus 0.160% of the amount in excess of 10,000,000)</i>	<b>(plus 0.166% of the amount in excess of 10,000,000)</b>
4.1	Section 166, 168	Degazettal of roads associated with a development application	1,759.01	1,822.33
5.1	Section 166, 168	Subdivision design application approval - involving the gazettal of new roads	1,324.35	1,372.03
5.2		Plus per block	74.72	77.41
6.1	Section 166, 168	Subdivision design application approval - not involving the gazettal of new roads	756.13	783.35
6.2		Plus per block	60.03	62.19
7.1	Section 205	Amendments to approved subdivision design applications	1,324.35	1,372.03
7.2		Plus per block affected by the amendment	74.72	77.41
8.1	Section 166	Application for development – in addition to building costs calculated, where the works to be approved include an encroachment	3,365.26	3,486.41
9.1	Section 166	Where the cost of work is calculated in accordance with the building Cost Guide (calculating the cost of work)	136.98	141.91
9.2		Application for development where the cost of the work is \$0 –\$1,500	Nil	Nil
9.3		Application for development where the cost of the work is \$1,501 to \$5,000	136.98 <i>(plus 0.751% of the amount in excess of 1,500)</i>	141.91 <b>(plus 0.778% of the amount in excess of 1,500)</b>
9.4		Application for development where the cost of the work is \$5,001 to \$20,000	166.42  <i>(plus 0.751% of the amount in excess of 5,000)</i>	172.41  <b>(plus 0.778% of the amount in excess of 5,000)</b>
9.5		Application for development where the cost of the work is \$20,001 to \$100,000	286.37	296.68

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			<i>(plus 0.545% of the amount in excess of 20,000)</i>	<b>(plus 0.565% of the amount in excess of 20,000)</b>
9.6		Application for development where the cost of the work is \$100,001 to \$150,000	751.61	778.67
			<i>(plus 0.545% of the amount in excess of 100,000)</i>	<b>(plus 0.565% of the amount in excess of 100,000)</b>
9.7		Application for development where the cost of the work is \$150,001 to \$250,000	1,044.78	1,082.39
			<i>(plus 0.545% of the amount in excess of 150,000)</i>	<b>(plus 0.565% of the amount in excess of 150,000)</b>
9.8		Application for development where the cost of the work is \$250,001 to \$500,000	1,627.69	1,686.29
			<i>(plus 0.408% of the amount in excess of 250,000)</i>	<b>(plus 0.423% of the amount in excess of 250,000)</b>
9.9		Application for development where the cost of the work is \$500,001 to \$1,000,000	2,722.27	2,820.27
			<i>(plus 0.408% of the amount in excess of 500,000)</i>	<b>(plus 0.423% of the amount in excess of 500,000)</b>
9.10		Application for development where the cost of the work is \$1,000,001 to \$10,000,000	5,745.66	5,952.50
			<i>(plus 0.270% of the amount in excess of 1,000,000)</i>	<b>(plus 0.280% of the amount in excess of 1,000,000)</b>
9.11		Application for development where the cost of the work is more than \$10,000,000	31,864.92	33,012.06

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Item number	Relevant Section of the Act for which a fee is payable	Description of matter for which fee is payable	Fee Payable GST Exempt 2024-25* \$	Fee Payable GST Exempt 2025-26* \$
			<i>(plus 0.160% of the amount in excess of 10,000,000)</i>	<b>(plus 0.166% of the amount in excess of 10,000,000)</b>
		Application for Refund Where the development application is withdrawn prior to assessment or public notification  - a full refund is payable less an administrative fee to cover processing If the development application is withdrawn after assessment or public notification has begun  - the refund will be 50% of the fees paid for the components which are being processed AND  - full refund of fees for the components for which assessment has not commenced		
10.1	Section 166	Use of land for a home business within the meaning of the Territory Plan for approval to carry out a home business for 1 year	1,233.79	<b>1,278.21</b>
10.2		Plus for each additional year up to 4 years	74.72	<b>77.41</b>
11.1	Section 166	Variation of a Unit Title Lease to vary a lease by a single application which affects more than one unit in the same Units Plan, for one unit	2,545.73	<b>2,637.38</b>
11.2		Plus for each additional unit	517.28	<b>535.90</b>
12.1	Section 166	Application for development – Lease Variation, consolidation, subdivision	2,545.73	<b>2,637.38</b>
12.2		Plus for each additional component	337.30	<b>349.44</b>
13.1	Section 166	Application for development – vary area in a lease – to reduce the area of the land comprised in the lease, in accordance with lease conditions	Nil	<b>Nil</b>

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Item number	Relevant Section of the Act for which a fee is payable	Description of matter for which fee is payable	Fee Payable GST Exempt 2024-25* \$	Fee Payable GST Exempt 2025-26* \$
14.1	Section 166	Subdivision/ consolidation, for a grant of a new rural lease associated with an application for the purpose of effecting a consolidation of Territory Land	<i>Nil</i>	<b>Nil</b>
15.1	Section 166	Subdivision/consolidation, for other leases, for the grant of a new lease for the purpose of effecting a subdivision or consolidation of Territory Land	<i>Nil</i>	<b>Nil</b>
15.2		Plus for each additional component	<i>Nil</i>	<b>Nil</b>
16.1	Section 166	Mining activities to carry out mining activities	7,544.29	<b>7,815.88</b>
17.1	Section 198	Application for reconsideration of an original decision	384.87	<b>398.73</b>
17.2	Section 165	Provision of pre-application advice on development proposals	384.87	<b>398.73</b>
18.1	Section 165	A pre-lodgement meeting at which pre-application advice is provided	<i>Nil</i>	<b>Nil</b>
18.2		In all other cases	1,455.67	<b>1,508.07</b>
	Section 167	Further information in relation to a development application is required		
19.1		Supplementary information required	<i>Nil</i>	<b>Nil</b>
19.2		Major deficiency in application	<i>Nil</i>	<b>Nil</b>
	Section 168	Amending development applications (does not include subdivision design applications): the applicable public notification fee plus the following fee:		
		Application lodged which did not trigger a significant application	<i>l</i>	
20.1	Section 168	Single residential and development proposals on individual residential units within a unit complex (for first amendment)	356.57	<b>369.41</b>
		All other amendments:		
20.2	Section 205	First five amendments	888.68	<b>920.67</b>
20.3	Section 205	PLUS for each additional amendment	112.05	<b>116.08</b>
		Application lodged as a significant development application :		

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20.4	Section 205	First five amendments	3,232.80	3,349.18
20.5	Section 205	Plus for each additional amendment	112.05	116.08
21.1	Section 170	Referral of a development application to a prescribed entity	Nil	Nil
22.1	Section 175	Provide public notification for all developments other than significant development	346.39	358.86
	Section 175	Provide public notification for significant developments		
23.1		For one sign	1,399.07	1,449.44
23.2		For each additional small size sign	225.25	233.36
23.3		For each additional large size sign	352.05	364.72
		Notice of 'Confirmation of Development Approval Exemption' to existing construction. Retrieval of file and filing of notice		
23.4		Per individual notice	26.07	27.01
24.1	Section 138	Application for Environmental Significance Opinion	726.69	752.85
25.1	Section 166	Applications where an Environmental Significance Opinion (ESO) is provided to support lodgement of a development application that is not a significant development	1,457.95	1,510.44
	Section 183	Refunds – Development Applications – If the application is withdrawn prior to assessment or public notification of the DA a full refund is payable less an administrative fee to cover processing		
26.1		(a) Residential and Commercial – all fees in excess of:	108.68	112.59
27.1	Section 183	Refunds -Development Applications – If the application is withdrawn after assessment or public notification has begun the refund will be :-	(b) 50% of the fees paid for the components which are being processed and	(b) 50% of the fees paid for the components which are being processed and



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27.2			<i>(c) full refund of fees for the components for which assessment has not commenced</i>	<b>(c) full refund of fees for the components for which assessment has not commenced</b>
28.1	Section 183	Refunds other than development applications and conveyancing enquiries – administrative charge.	108.68	112.59
29.1	Section 265 and 266	Refund of amount paid for a Direct Grant of a lease where the applicant does not meet the eligibility requirements	<i>Full refund less administrative fee of 106.05**</i>	<b>Full refund less administrative fee of 109.84**</b>
30.1	Section 266	Refund of application for a direct grant of a lease where the Agency responsible cannot find a suitable site	<i>50% refund of application fee paid</i>	<b>50% refund of application fee paid</b>
31.1	Section 205	Application for the amendment of plans - Where an amendment has been requested by the Territory Planning Authority or the ACT Civil and Administrative Tribunal (ACAT) – Residential / Commercial	Nil	Nil
32.1	Section 109	Scoping Document preparation	1,517.92	1,572.57
32.2	Section 114	Public notification of EIS	1,399.09	1,449.46
33.1	Section 137	Recovery of inquiry panel costs	<i>Actual direct and indirect costs incurred in the conduct of an inquiry</i>	<b><i>Actual direct and indirect costs incurred in the conduct of an inquiry</i></b>
34.1	Section 263	Application for a direct grant of a lease for rural land	3,411.63	3,534.45
35.1	Section 263	Application for a direct grant of a lease for sites other than community or rural land	13,644.28	14,135.47

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Item number	Relevant Section of the Act for which a fee is payable	Description of matter for which fee is payable	Fee Payable GST Exempt 2024-25* \$	Fee Payable GST Exempt 2025-26* \$
36.1	Section 293	Application for a direct grant of a lease for community groups for example, religious groups or clubs	3,411.63	3,534.45
37.1	Section 289	Application for a direct grant of a lease for rural land associated with an application under Section 289	Nil	Nil
38.1	Section 263	Application for a direct grant of lease for Territory, Territory Entity and Commonwealth Entity	3,411.63	3,534.45
39.1	Section 263	Authority's consent when the applicant is an agency of the ACT Government	Nil	Nil
39.2		Refund - Application for the direct grant of a lease: When the applicant does not meet the eligibility requirements	full refund less administrative fee	full refund less administrative fee
39.3		When the agency responsible cannot find a suitable site	50% refund of application fee paid	50% refund of application fee paid
40.1	Section 289	Application for the grant of a further lease for a term not exceeding the term of the existing lease for residential purposes	500.30	518.31
40.2		Plus for every unit	196.95	204.04
41.1	Section 289	Application for the grant of a further lease for a term exceeding the term of the existing lease for residential purposes	4,454.19	4,614.54
41.2		Plus for every unit	196.95	204.04
42.1	Section 289	Application for the grant of a further lease for rural purposes	500.30	518.31
43.1	Section 289	Application for the grant of a further lease for a term not exceeding the term of the existing lease other than residential or rural purposes	1,726.19	1,788.33
43.2		Plus for every unit	196.95	204.04
44.1	Section 289	Application for the grant of a further lease for a term exceeding the term of the existing lease other than residential or rural purposes	4,454.13	4,614.48

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Item number	Relevant Section of the Act for which a fee is payable	Description of matter for which fee is payable	Fee Payable GST Exempt 2024-25* \$	Fee Payable GST Exempt 2025-26* \$
45.1	Section 289	Application for the grant of a further lease for a term of 99 years where the current lease resulted from the subdivision or consolidation of a 99 year lease/s	500.30	518.31
46.1	Section 298	Deciding whether a lease is concessional or not	1,672.19	1,732.39
47.1	Sections 166 and 308	Varying concessional lease to remove concessional status	3,235.03	3,351.49
48.1	Section 335	Application for reconsideration of a Lease Variation Charge determination	4,094.18	4,241.57
49.1	Section 320	Land Rent payout for residential applications seeking to use the current UVC	1,892.56	1,960.69
50.1	Section 320	Land Rent payout for residential applications seeking to use the current UVC and a solicitor as the applicant	1,189.65	1,232.48
51.1	Section 320	Land Rent Payout – Other/ providing an independent valuation	2,545.73	2,637.38
52.1	Section 368	Issue of Certificate of Compliance – single residential (including dual occupancy and individual units within a staged unit development)	73.58	76.23
53.1	Section 368	Issue of Certificate of Compliance other than single residential	261.49	270.90
54.1	Section 371	Consent to transfer or assign a lease or an interest in a lease	507.10	525.35
55.1	Section 284	Consent to sublease all or part of the land contained in a lease	507.10	525.35
56.1	Section 372	Consent first transfer from the developer	Nil	Nil
57.1	Section 372	Consent first transfer when applicant is an agency of the ACT Government	Nil	Nil
58.1	Section 374	Extension of time for meeting lease covenants for each 3 months or part thereof (for periods prior to 31 March 2008)	174.31	180.59

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		<i>Note:</i> For the period of extension post 31 March 2008, the calculation of this fee is based on the formula in the Planning (General) Regulation 2023		
59.1	Section 374	Extension of time to Crown Lease Building and Development provision fee for the period of extension prior to 31 March 2008 for each three month period or part thereof per provision	174.31	180.59
		<i>Note:</i> For the period of extension post 31 March 2008, the calculation of this fee is based on the formula in the <i>Planning (General) Regulation 2023</i>		
		<b>Extension of Time Application Processing Fee</b>		
60.1		Single residential crown leases	332.79	344.77
60.2		Other crown leases	598.80	620.35
		If the fee determined for the period of extension is greater than application fee, the application fee will be deducted from the EOT fee determination		
		<b>Extension of time application processing fee</b> (claims hardship under section 374 (4) of the <i>Planning Act 2023</i> )		
61.1		Single residential crown leases	400.71	415.14
61.2		Other crown leases	665.57	689.53
62.1	Section 377	Licence to occupy or use unleased land - short term commercial use for restricted clientele (i) application fee	57.74	59.82
63.1	Section 377	Licence to occupy or use unleased land - short term commercial use for restricted clientele (ii) part day	99.59	103.18
64.1	Section 377	Licence to occupy or use unleased land - short term commercial use for restricted clientele (iii) whole day	143.78	148.96
65.1	Section 377	Licence to occupy or use a nature strip – (a) works associated with development of nature strip	Nil	Nil

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Item number	Relevant Section of the Act for which a fee is payable	Description of matter for which fee is payable	Fee Payable GST Exempt 2024-25* \$	Fee Payable GST Exempt 2025-26* \$
66.1	Section 377	Licence to occupy or use a nature strip - (b) storage of building materials (established residential only)	57.74	59.82
66.2		Plus for every week or part thereof for the duration of the use	52.08	53.95
67.1	Section 377	Licence to occupy or use a nature strip for business promotion (for example, private enterprise land development advertisement)	57.74	59.82
67.2		Plus for every week or part thereof for the duration of the use	52.08	53.95
68.1	Section 377	Licence to occupy or use a nature strip plus surcharge for period of use per week	57.74	59.82
68.2		Plus for every week or part thereof for the duration of the use	52.08	53.95
69.1	Section 377	Grant of a licence to occupy or use unleased land for community groups for example, religious groups or clubs	1,816.75	1,882.15
70.1	Section 377	Licence to occupy or use unleased land for other purposes (except for grazing and community gardens)	3,771.57	3,907.35
71.1	Section 377	Licence to occupy or use unleased land when the land is used for grazing stock	Nil	Nil
72.1	Section 377	Licence to use a room in the Legislative Assembly Building (i) charity or community groups	Nil	Nil
73.1	Section 377	Grant of a licence to use a room in the Legislative Assembly Building (ii) commercial or other groups	Nil	Nil
74.1	Section 377	Grant of a licence to use unleased land to locate secure storage waste enclosures	Nil	Nil
75.1	Section 377	Licence to use or occupy unleased land when the land is used for community gardens as defined in the regulations	Nil	Nil
76.1	Section 377	Application to vary an existing licence to occupy or use unleased	1,892.56	1,960.69

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Item number	Relevant Section of the Act for which a fee is payable	Description of matter for which fee is payable	Fee Payable GST Exempt 2024-25* \$	Fee Payable GST Exempt 2025-26* \$
		land – for groups other than grazing and community organisations		
	Section 424	Application for controlled activity order.		
77.1		Residential Zone 1	204.9	212.28
77.2		Residential Zone 2	272.81	282.63
77.3		Residential Zone 3	408.65	423.36
77.4		Residential Zone 4	546.72	566.40
77.5		Residential Zone 5	682.55	707.12
77.6		All Other Zones	477.66	494.86
78.1	<i>Planning (Exempt Development) Regulation 2023, Schedule 1, Section 1.131</i>	Application for exemption declaration – Otherwise non compliant single dwellings	679.18	703.63

*\*Note: The figures in column 4 are for comparison purposes only.*