Schedule of planning and development fees and charges for 2026/27 financial year

This schedule outlines the relevant fees and charges that are applicable for the 2026/27 financial year based on the fee unit within Schedule 4 of the Environmental Planning and Assessment Regulation 2021.

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Part 2: Fees for development applications – other than State significant development

Item	Matter for which fee is payable	Maximum fee	2026/27 Fees
2.1	Development application for development, other than a development application referred to in item 2.2 or 2.3, involving the erection of a building, the carrying out of a work or the demolition of a work or building with an estimated cost, including GST, of —		
	Up to $5,000	1.29 fee units	$153.00
	$5,001–$50,000 — (a) base fee, plus (b) for each $1,000, or part $1,000, by which the estimated development cost, including GST, exceeds $5,000	1.98 fee units $3.00	$235.00 $3.00
	$50,001–$250,000 — (a) base fee, plus (b) for each $1,000, or part $1,000, by which the estimated development cost, including GST, exceeds $50,000	4.12 fee units $3.64	$488.00 $3.64
	$250,001–$500,000 — (a) base fee, plus (b) for each $1,000, or part $1,000, by which the estimated development cost, including GST, exceeds $250,000	13.56 fee units $2.34	$1,608.00 $2.34
	$500,001–$1 million — (a) base fee, plus (b) for each $1,000, or part $1,000, by which the estimated development cost, including GST, exceeds $500,000	20.41 fee units $1.64	$2,420.00 $1.64

Item	Matter for which fee is payable	Maximum fee	2026/27 Fees
	$1,000,001–$10 million— (a) base fee, plus (b) for each $1,000, or part $1,000, by which the estimated development cost, including GST, exceeds $1 million	30.58 fee units $1.44	$3,625.00 $1.44
	More than $10 million— (a) base fee, plus (b) for each $1,000, or part $1,000, by which the estimated development cost, including GST, exceeds $10 million	185.65 fee units $1.19	$22,009.00 $1.19
2.2	Development application for development for the purposes of 1 or more advertisements, but only if the fee under this item exceeds the fee that would be payable under item 2.1 (a) 1 advertisement, plus (b) for each additional advertisement	3.33 fee units $93.00	$395.00 $93.00
2.3	Development application for development involving the erection of a dwelling house with an estimated development cost, including GST, of $100,000 or less	5.32 fee units	$631.00
2.4	Development application involving subdivision, other than strata subdivision, involving the opening of a public road— (a) base fee, plus (b) for each additional lot created by subdivision	7.77 fee units $65.00	$921.00 $65.00
2.5	Development application involving subdivision, other than strata subdivision, not involving the opening of a public road— (a) base fee, plus (b) for each additional lot created by subdivision	3.86 fee units $53.00	$458.00 $53.00
2.6	Development application involving strata subdivision— (a) base fee, plus (b) for each additional lot created by subdivision	3.86 fee units $65.00	$458.00 $65.00
2.7	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	3.33 fee units	$395.00

Part 3: Additional fees for development applications – other than State significant development

Item	Matter for which fee is payable	Maximum fee	2026/27 Fees
3.1	Additional fee for development application for integrated development— (a) fee payable to consent authority (b) fee payable to approval body	 1.64 fee units 3.74 fee units	 $194.00 $443.00
3.2	Additional fee for development application for development requiring concurrence, other than if concurrence is assumed under this Regulation, section 55— (a) fee payable to consent authority (b) fee payable to concurrence authority	 1.64 fee units 3.74 fee units	 $194.00 $443.00
3.3	Additional fee for development application for designated development	10.76 fee units	$1,276.00
3.4	Additional fee for development application that is referred to design review panel for advice	35.08 fee units	$4,159.00
3.5	Giving of notice for designated development	25.96 fee units	$3,078.00
3.6	Giving of notice for nominated integrated development, threatened species development or Class 1 aquaculture development	12.92 fee units	$1,532.00
3.7	Giving of notice for prohibited development	12.92 fee units	$1,532.00
3.8	Giving of notice for other development for which a community participation plan requires notice to be given	12.92 fee units	$1,532.00

Part 4: Fees for modification of development consents – other than State significant development

Item	Matter for which fee is payable	Maximum fee	2026/27 Fees
4.1	Modification application under the Act, section 4.55(1)	0.83 fee units	$98.00

Item	Matter for which fee is payable	Maximum fee	2026/27 Fees
4.2	Modification application— (a) under the Act, section 4.55(1A), or (b) under the Act, section 4.56(1) that involves, in the consent authority's opinion, minimal environmental impact	Lesser of- (a) 7.54 fee units, or (b) 50% fee for original application	Lesser of- (a) $894.00, or (b) 50% fee for original application
4.3	Modification application under the Act, section 4.55(2) or 4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact, if the fee for the original development application was— (a) less than 1 fee unit, or (b) 1 fee unit or more and the original development application did not involve the erection of a building, the carrying out of a work or the demolition of a work or building	50% fee for original application	50% fee for original application
4.4	Modification application under the Act, section 4.55(2) or 4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact, if— (a) the fee for the original development application was 1 fee unit or more, and (b) the original development application involved the erection of a dwelling house with an estimated cost of $100,000 or less	2.22 fee units	$263.00
4.5	Modification application under the Act, section 4.55(2) or 4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact, if the fee for the original application was 1 fee unit or more and the application relates to an original development application, other than an original development application specified in item 4.3 or 4.4, with an estimated development cost, including GST, of—		
	Up to $5,000	0.64 fee units	$76.00
	$5,001–$250,000— (a) base fee, plus (b) for each $1,000, or part $1,000, by which the estimated development cost, including GST, exceeds $5,000	0.99 fee units $1.50	$117.00 $1.50

Item	Matter for which fee is payable	Maximum fee	2026/27 Fees
	$250,001 — $500,000- (a) base fee, plus (b) for each $1,000, or part $1,000, by which the estimated development cost, including GST, exceeds $250,000	5.85 fee units $0.85	$694.00 $0.85
	$500,001 - $1 million - (a) base fee, plus (b) for each $1,000, or part $1,000, by which the estimated development cost, including GST, exceeds $50,000	8.33 fee units $0.50	$988.00 $0.50
	$1,000,001–$10 million — (a) base fee, plus (b) for each $1,000, or part $1,000, by which the estimated development cost, including GST, exceeds $1 million	11.54 fee units $0.40	$1,368.00 $0.40
	More than $10 million (a) base fee, plus (b) for each $1,000, or part $1,000, by which the estimated development cost, including GST, exceeds $10 million	55.40 fee units $0.27	$6,568.00 $0.27
4.6	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)	7.78 fee units	$922.00
4.7	Additional fee for modification application that is accompanied by statement of qualified designer	8.89 fee units	$1,054.00
4.8	Additional fee for modification application that is referred to design review panel for advice	35.08 fee units	$4,159.00
4.9	Submitting modification application under the Act, section 4.55(1A) or (2) on the NSW planning portal	0.40 fee units	$47.00

Part 5: Fees for applications for State significant development and approval of State significant infrastructure

Item	Matter for which fee is payable	Maximum fee	2026/27 Fees
5.1	Application involving the erection of a building, the carrying out of a work or the demolition of a work or building, other than in relation to a marina or extractive industry referred to in item 5.2 or 5.3, with an estimated cost of development of —		

Item	Matter for which fee is payable	Maximum fee	2026/27 Fees
	Up to $5,000	8.77 fee units	$1,040.00
	$5,001–$50,000 — (a) base fee, plus (b) for each $1,000, or part $1,000, by which estimated development cost exceeds $5,000	8.77 fee units $23.33	$1,040.00 $23.33
	$50,001–$100,000 — (a) base fee, plus (b) for each $1,000, or part $1,000, by which estimated development cost exceeds $50,000	21.05 fee units $70.00	$2,495.00 $70.00
	$100,001–$200,000 — (a) base fee, plus (b) for each $1,000, or part $1,000, by which estimated development cost exceeds $100,000	61.98 fee units $4.50	$7,348.00 $4.50
	$200,001–$500,000 — (a) base fee, plus (b) for each $1,000, or part $1,000, by which estimated development cost exceeds $200,000	67.25 fee units $5.83	$7,972.00 $5.83
	$500,001–$1 million — (a) base fee, plus (b) for each $1,000, or part $1,000, by which estimated cost development exceeds $500,000	87.71 fee units $5.00	$10,398.00 $5.00
	$1,000,001 - $2 million — (a) base fee, plus (b) for each $1,000, or part $1,000, by which estimated development cost exceeds $1 million	116.95 fee units $1.00	$13,864.00 $1.00
	$2,000,001 - $3 million — (a) base fee, plus (b) for each $1,000, or part $1,000, by which estimated development cost exceeds $2 million	128.64 fee units $0.50	$15,250.00 $0.50
	$3,000,001 - $4 million — (a) base fee, plus (b) for each $1,000, or part $1,000, by which estimated development cost exceeds $3 million	134.49 fee units $0.70	$15,944.00 $0.70
	$4,000,001 - $5 million — (a) base fee, plus (b) for each $1,000, or part $1,000, by which estimated development cost exceeds $4 million	142.68 fee units $0.80	$16,915.00 $0.80

Item	Matter for which fee is payable	Maximum fee	2026/27 Fees
	$5,000,001 - $8 million— (a) base fee, plus (b) for each $1,000, or part $1,000, by which estimated development cost exceeds $5 million	152.03 fee units $1.00	$18,023.00 $1.00
	$8,000,001 - $9 million— (a) base fee, plus (b) for each $1,000, or part $1,000, by which estimated development cost exceeds $8 million	187.11 fee units $1.50	$22,182.00 $1.50
	$9,000,001 - $10 million— (a) base fee, plus (b) for each $1,000, or part $1,000, by which estimated development cost exceeds $9 million	204.66 fee units $2.50	$24,262.00 $2.50
	$10,000,001 - $50 million— (a) base fee, plus (b) for each $1,000, or part $1,000, by which estimated development cost exceeds $10 million	233.90 fee units $1.00	$27,729.00 $1.00
	$50,000,001 - $100 million— (a) base fee, plus (b) for each $1,000, or part $1,000, by which estimated development cost exceeds $50 million	701.69 fee units $0.60	$83,185.00 $0.60
	$100,000,001 - $200 million— (a) base fee, plus (b) for each $1,000, or part $1,000, by which estimated development cost exceeds $100 million	1052.53 fee units $0.50	$124,777.00 $0.50
	$200,000,001 - $300 million— (a) base fee, plus (b) for each $1,000, or part $1,000, by which estimated development cost exceeds $200 million	1637.27 fee units $0.35	$194.098.00 $0.35
	$300,000,001 - $400 million— (a) base fee, plus (b) for each $1,000, or part $1,000, by which estimated development cost exceeds $300 million	2,046.59 fee units $0.81	$242,623.00 $0.81

Item	Matter for which fee is payable	Maximum fee	2026/27 Fees
	More than $400 million— (a) base fee, plus (b) for each $1,000, or part $1,000, by which estimated development cost exceeds $400 million	2,993.86 fee units $0.64	$354,922.00 $0.64
5.2	Application involving the erection of a building or the carrying out of a work for the purposes of a marina— (a) base fee, plus (b) for each moored vessel or, if the development involves an extension of a marina, for each additional vessel that can be moored as a result of the extension	66.19 fee units $565	$7,847.00 $565.00
5.3	Application involving an extractive industry, other than mining— (a) base fee, plus (b) for each tonne of material to be extracted annually, determined by Planning Secretary by reference to a genuine estimate of average annual weight of material to be extracted, plus (c) an additional fee if the application involves the erection of a building, being the maximum fee calculated in accordance with this Regulation for the erection of a building	66.19 fee units $0.06	$7,847.00 $0.06
5.4	Application involving minor subdivision	9.94 fee units	$1,178.00
5.5	Application involving strata subdivision	9.94 fee units	$1,178.00
5.6	Application involving other subdivision— (a) base fee, plus (b) for each hectare, or part hectare, of land being subdivided	66.19 fee units $340 The maximum fee payable is 397.62 fee units, including the base fee and additional fee.	$7,847.00 $340.00 The maximum fee payable is $47,138.00, including the base fee and additional fee.

Part 6: Additional fees for applications for State significant development and approval of State significant infrastructure

Item	Matter for which fee is payable	Maximum fee	2026/27 Fees
6.1	Application for consideration of planning proposal under the Act, section 4.38(5) in relation to a development application for State significant development. (a) base fee, plus (b) for each hectare, or part hectare, of area of development site	264.89 fee units $1,130.00	$31,403.00 $1,130.00
6.2	Additional fee for application for approval of critical State significant infrastructure	584.74 fee units	$69,321.00
6.3	Making an environmental impact statement publicly available in relation to an application	33.10 fee units	$3,924.00
6.4	Modification application for State significant development— (a) under the Act, section 4.55(1) (b) under the Act, section 4.55(1A)	 9.94 fee units 58.47 fee units	 $1,178.00 $6,932.00
6.5	Modification request for State significant infrastructure— (a) involving a minor matter, such as a minor error, misdescription, miscalculation or no environmental impact (b) involving minimal environmental impact	9.94 fee units 58.47 fee units	$1,178.00 $6,932.00
6.6	Modification application for State significant development or modification request for State significant infrastructure other than item 6.4 or 6.5	Greater of— 50% fee paid for original development application or application for approval, or 58.47 fee units	Greater of— 50% fee paid for original development application or application for approval, or $6,932.00
6.7	Giving of notice of modification application for State significant development or modification request for State significant infrastructure, other than notice on the NSW planning portal	33.10 fee units	$3,924.00
6.8	Submitting modification application under the Act, section 4.55(1A) or (2) for State significant development or modification request for State significant infrastructure on the NSW planning portal	0.40 fee units	$47.00

Other fees for applications for State significant development

Item	Matter for which fee is payable	Maximum fee	2026/27 Fees
A	Application for a concurrent rezoning proposal via a self-repealing State Environmental Planning Policy that is lodged in conjunction with a housing State significant development application[1]: (a) located in metropolitan Sydney (b) located in regional NSW.	 $104,000 $78,000	 $104,000 $78,000

Part 7: Fees for reviews and appeals

Item	Matter for which fee is payable	Maximum fee	2026/27 Fees
7.1	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 a work or the demolition of a work or building	50% fee for original development application	50% fee for original development application
7.2	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 development cost, including GST, of $100,000 or less	2.22 fee units	$263.00
7.3	Application for review under the Act, section 8.3 that relates to a development application, not referred to in item 7.1 and 7.2 for development with an estimated development cost of—		
	Up to $5,000	0.64 fee units	$76.00
	$5,001-$250,000- (a) base fee, plus (b) for each $1,000, or part $1,000, by which estimated development cost exceeds $5,000	1.00 fee unit $1.50	$119.00 $1.50
	$250,001-$500,000- (a) base fee, plus (b) for each $1,000, or part $1,000, by which estimated development cost exceeds $250,000	5.85 fee units $0.85	$694.00 $0.85

[1] This fee is prescribed by the Planning Secretary under section 252(1) of the *Environmental Planning and Assessment Regulation 2021*

Item	Matter for which fee is payable	Maximum fee	2026/27 Fees
	$500,001-$1 million- (a) base fee, plus (b) for each $1,000, or part $1,000, by which estimated development cost exceeds $500,000	8.33 fee units $0.50	$988.00 $0.50
	$1,000,001 – $10 million- (a) base fee, plus (b) for each $1,000, or part $1,000, by which estimated development cost exceeds $1 million	11.54 fee units $0.40	$1,368.00 $0.40
	More than $10 million- (a) base fee, plus (b) for each $1,000, or part $1,000, by which estimated development cost exceeds $10 million	55.40 fee units $0.27	$6,568.00 $0.27
7.3A	Application for review under the Act, section 8.3 that relates to a development application for development, not referred to in item 7.1, 7.2 or 7.3, with an estimated development cost, including GST, of		
	Up to $5,000	0.64 fee units	$76.00
	$5,001-$250,000- (a) base fee, plus (b) for each $1,000, or part $1,000, by which the estimated development cost, including GST, exceeds $5,000	1.00 fee unit $1.50	$119.00 $1.50
	$250,001-$500,000- (a) base fee, plus (b) for each $1,000, or part $1,000, by which the estimated development cost, including GST, exceeds $250,000	5.85 fee units $0.85	$694.00 $0.85
	$500,001-$1 million- (a) base fee, plus (b) for each $1,000, or part $1,000, by which the estimated development cost, including GST, exceeds $500,000	8.33 fee units $0.50	$988.00 $0.50
	$1,000,001 – $10 million- (a) base fee, plus (b) for each $1,000, or part $1,000, by which the estimated development cost, including GST, exceeds $1 million	11.54 fee units $0.40	$1,368.00 $0.40
	More than $10 million- (a) base fee, plus (b) for each $1,000, or part $1,000, by which the estimated development cost, including GST, exceeds $10 million	55.40 fee units $0.27	$6,568.00 $0.27

Item	Matter for which fee is payable	Maximum fee	2026/27 Fees
7.4	Application for review of decision to reject and not determine a development application under the Act, section 8.2(1)(c) if the estimated development cost, including GST, is— (a) less than $100,000 (b) $100,000–$1 million (c) more than $1 million	 0.64 fee units 1.75 fee units 2.92 fee units	 $76.00 $207.00 $346.00
7.5	Appeal against determination of modification application under the Act, section 8.9	50% fee that was payable for the application the subject of appeal	50% fee that was payable for the application the subject of appeal
7.6	Submitting application for review of a determination under the Act, section 8.3 on the NSW planning portal	0.05 fee units	$6.00
7.7	Notice of application for review of a determination under the Act, section 8.3	7.25 fee units	$859.00

Part 8: Fees for certificates under SEPPs

Item	Matter for which fee is payable	Maximum fee	2026/27 Fees
8.1	Application for site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*— (a) base fee, plus (b) for each dwelling	 3.10 fee units $42.00 The maximum fee payable is 6.26 fee units, including the base fee and additional fee	 $368.00 $42.00 The maximum fee payable is $742.00, including the base fee and additional fee
8.2	Application for site compatibility certificate under State Environmental Planning Policy (Transport and Infrastructure) 2021, Chapter 2 or 3— (a) base fee, plus (b) for each hectare, or part hectare, of area of land	 3.10 fee units $265.00 The maximum fee payable is 6.26 fee units, including the base fee and additional fee	 $368.00 $265.00 The maximum fee payable is $742.00, including the base fee and additional fee

Item	Matter for which fee is payable	Maximum fee	2026/27 Fees
8.3	Application for site verification certificate under State Environmental Planning Policy (Resources and Energy) 2021, Part 2.4	43.75 fee units	$5,187.00
8.4	Submitting application for site compatibility certificate on the NSW planning portal	0.40 fee units	$47.00
8.5	Application for traffic certificate under State Environmental Planning Policy (Transport and Infrastructure) 2021, Chapter 6	4.38 fee units	$519.00

Part 9: Other fees

Item	Matter for which fee is payable	Maximum fee	2026/27 Fees
9.1	Consideration of request for the Minister or Planning Secretary to refer matter to the Independent Planning Commission or a Sydney district or regional planning panel under this Regulation, section 262(1)	57.46 fee units	$6,812.00
9.2	Referral of matter by the Minister or Planning Secretary to the Independent Planning Commission or a Sydney district or regional planning panel under this Regulation, section 262(2)	172.38 fee units	$20,436.00
9.3	Submitting complying development certificate on the NSW planning portal	0.36 fee units	$43.00
9.4	Submitting application for construction certificate, subdivision works certificate, occupation certificate, subdivision certificate or building information certificate on the NSW planning portal	0.40 fee units	$47.00
9.5	Payment of monetary contribution or levy under the Act, Division 7.1 on the NSW planning portal	0.05 fee units	$6.00
9.6	Submitting construction certificate, subdivision works certificate, occupation certificate, subdivision certificate, complying development certificate or planning agreement on the NSW planning portal	0.05 fee units	$6.00
9.7	Application for planning certificate under the Act, section 10.7(1)	0.62 fee units	$74.00
9.8	Additional fee if planning certificate includes advice under the Act, section 10.7(5)	0.94 fee units	$111.00
9.9	Provision of certified copy of a document, map or plan under the Act, section 10.8(2)	0.62 fee units	$74.00
9.10	Public hearing by Independent Planning Commission under the Act, section 2.9(1)(d)— (a) base fee, plus (b) additional fee for estimated cost of hearing	661.93 fee units $66,192.50	$78,472.00 $66,192.50

Item	Matter for which fee is payable	Maximum fee	2026/27 Fees
9.11	Consideration of request for the Minister to prepare an application to modify, under the Biodiversity Conservation Act 2016, section 8.22(1)(a), the description of biodiversity certified land under State Environmental Planning Policy (Biodiversity and Conservation) 2021, section 13.16C	$1,000	$1,000.00
9.12	Further assessment of request referred to in item 9.11 involving a lot with an area of more than 2ha under State Environmental Planning Policy (Biodiversity and Conservation) 2021, section 13.16D	$14,000	$14,000.00
9.13	Maximum additional fee if application to modify biodiversity certification requires the Minister to review significant ecological data	$15,000	$15,000.00