

## Planning, Development and Building Fee Schedule 2017-2018

### STANDARD DEVELOPMENT APPLICATION FEES

DA FEE TABLE	
Estimated Cost	Maximum fee payable
Up to \$5,000	\$110.00
\$5,001 - \$50,000	\$170 plus an additional \$3 for each \$1,000 (or part of \$1,000) of the estimated cost
\$50,001 - \$250,000	\$352 plus an additional \$3.64 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$50000
\$250,001 - \$500,000	\$1160 plus an additional \$2.34 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$250,000
\$500,001 - \$1,000,000	\$1745 plus an additional \$1.64 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$500,000
\$1,000,001 - \$10,000,000	\$2,615 plus an additional \$1.44 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$1,000,000
More than \$10,000,000	\$15,875 plus an additional \$1.19 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$10,000,000
Environmental Enforcement Levy	Environmental Enforcement Levy 0.1% of the contract price of a development up to \$2M. The charge does not increase for development over \$2M. i.e. Maximum charge \$2,000
Long Service Levy	Applicable to developments where the estimated cost is \$25,000 and over 0.35% of the estimated cost
PlanFIRST	0.064 cents for every dollar of the estimated cost of developments valued at more than \$50,000
Dwelling Houses <\$100,000	\$455.00
Advertising Signs	\$285.00 plus \$93.00 for each advertisement in excess of one or the fee calculated in accordance with the table, whichever is greater
Change of Use	\$285.00
New Road (subdivision)	\$665 plus \$65 per additional lot PLUS standard DA fee based on the estimated cost of works
<ul style="list-style-type: none"> <li>Environmental Enforcement Levy</li> </ul>	\$100 per lot (maximum charge - \$2,000)
No New Road (subdivision)	\$330 plus \$53 per additional lot PLUS standard DA fee based on the estimated cost of works
<ul style="list-style-type: none"> <li>Environmental Enforcement Levy</li> </ul>	\$50 per lot (maximum charge \$2,000)
Strata Subdivision	\$330 plus \$65 per additional lot
Additional fee for referral to a Design Review Panel under SEPP65	\$760.00
Designated Development	\$920 (minimum fee) plus standard DA fee based on estimated cost
Integrated Development	\$140 submission fee payable to Council <b>PLUS</b> \$320 per each approval body (cheque to be made payable to the integrated or concurrence authority)
Concurrence Development	\$140 submission fee payable to Council <b>PLUS</b> \$320 per each approval body (cheque to be made payable to the integrated or concurrence authority)
Environmental Enforcement Levy (applies to every DA)	0.1% of the Contract Price of development up to \$2M. The charge does not increase for development over \$2M. i.e. Maximum charge \$2,000
Scanning/archiving fee (per application)	\$64.00
Part V Applications	Standard DA fee based on estimated cost of activity (refer to DA Fee Table above for calculation)

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Development Assessment Panel Advice (Payable PRIOR TO THE MEETING)	\$441.00
Pontoon License Admin Fee (payable for all development applications which include a pontoon)	\$170.100
Transfer of Pontoon license	\$170.10
<b>ADVERTISING FEES</b>	
Designated Development	\$2,220.00
Advertised Development	\$575.00
Notified Development	\$235.00

**SECTION 96 APPLICATIONS**

Section 96(1)	\$71.00 (maximum fee)
Section 96(1A) or Section 96AA(1)	\$645 or 50% of the fee for the original application whichever is the lesser
Section 96(2) or Section 96AA (1)	
<p>(a) If the fee for the original application was less than \$100.00</p> <p>(b) In the case of an application with respect to a development application that involves the erection of a dwelling house or structures associated with a single dwelling house</p> <p>(c) If the fee for the original application was \$100 or more:</p> <p>(i) in the case of an application with respect to a development application that does not involve the erection of a building, the carrying out of work or the demolition of a work or building</p> <p>(ii) in the case of an application with respect to a development application that involves the erection of a dwelling-house with an estimated cost of construction of \$100,000 or less</p> <p>(iii) in the case of an application with respect to any other development application as set out in the table below:</p> <p>Up to \$5,000</p> <p>\$5,001-\$250,000</p> <p>\$250,001-\$500,000</p> <p>\$500,001-\$1,000,000</p> <p>\$1,000,001-\$10,000,000</p> <p>More than \$10,000,000</p>	<p>50% of that fee</p> <p>\$190 or 50% of the original DA fee whichever is the lesser</p> <p>50% of original DA fee</p> <p>\$190.00</p> <p>\$55.00</p> <p>\$85 plus \$1.50 for each \$1000 (or part) of estimated cost</p> <p>\$500 plus \$0.85 for \$1000 (or part) by which estimated cost exceeds \$250,000</p> <p>\$712 plus \$0.50 for each \$1000 (or part) by which estimated cost exceeds \$500,000</p> <p>\$987 plus \$0.40 for each \$1000 (or part) by which estimated cost exceeds \$1,000,000</p> <p>\$4737 plus \$0.27 for each \$1000 (or part) by which the estimated cost exceeds \$10,000,000</p>
An additional fee is required if Clause 258(2A) of the EP&A Regulations applies	\$760.00
<b>SECTION 96 APPLICATIONS (ADVERTISING FEES)</b>	
In addition to the fees above, if notice of the amended development application is required:	
Notified and advertised	\$575.00
Notified only	\$235.00

**REVIEW OF DETERMINATION S82A**

In the case of a request with respect to a development application that does not involve the erection of a building, the carrying out of work or the demolition of work or building	50% of the original DA fee
In the case of a request with respect to a development application that involves the erection of a dwelling-house with an estimated cost of construction of \$100,000 or less.	\$190.00
In the case of a request with respect to any other development application, as set out in the following table:	
Up to \$5,000	\$55
\$5,001-\$250,000	\$85, plus an additional \$1.50 for each \$1,000 (or part of \$1,000) of the estimated cost
\$250,001-\$500,000	\$500, plus an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000
\$500,001-\$1,000,000	\$712, plus an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000
\$1,000,001-\$10,000,000	\$987, plus an additional \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000
More than \$10,000,000	\$4,737, plus an additional \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000
<b>REVIEW OF DETERMINATION ADVERTISING FEES</b>	
In addition to the fees above, if notice of the review of determination is required:	
Notified and advertised	\$575.00
Notified only	\$235.00

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### **CONSTRUCTION CERTIFICATE FEES (BUILDING)** (includes registration and archiving costs to Council)

<b>Construction Certificates Part 4A</b>	
<b>(1)</b> All building proposals up to and including \$350,000	\$400 + \$3.00 per \$1,000 of building cost up to \$350,000
<b>(2)</b> All building proposals for a value exceeding \$350,000 and up to and including \$1,200,000	\$1450 plus \$1.50 per \$1,000 of building cost \$350,001 up to and including \$1,200,000
<b>(3)</b> Where value of building exceeds \$1,200,000	Subject to Quotation
Amended Construction Certificate Fee & Stamping of Plans	\$162.00

### **CONSTRUCTION CERTIFICATE FEES (SUBDIVISIONS)**

Subdivision construction certificate application fee:	
Urban (per standard sized lot)	\$622.00
Rural (per lot)	\$529.00
Quotation – other circumstances (per hour)	\$205.00
Construction certificate application fee (Bulk Earthworks only):	
Urban (per lot)	\$331.00
Rural (per lot)	\$265.00
Construction certificate application fee (Civil Works only):	
Urban (per lot)	\$397.00
Rural (per lot)	\$343.00
Construction certificates amendment fee (per hour)	\$205.00

### **BUILDING INSPECTION FEES** (Including Occupation Certificate, Registration & Archiving Costs)

General Building Inspection Fee	\$162.00
For all Building Work Not Exceeding \$5,000	ONE ONLY \$162.00
For Building Work Involving the Following Inspections (per Required Inspection):	
Site	\$162.00

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Footing	\$162.00
Slab	\$162.00
Pool Reinforcement	\$162.00
Frame	\$162.00
Water Proofing	\$162.00
Final Inspection	\$162.00
Interim Occupation Certificate	\$162.00

### **COMPLYING DEVELOPMENT CERTIFICATE FEES** (includes registration and archiving costs to Council)

(1) Building costs <b>not exceeding</b> \$350,000	\$500.00 minimum plus \$3.75 per \$1,000 up to \$350,000 building cost
(2) Building costs <b>exceeding</b> \$350,000 <b>but less than</b> or equal to \$1,200,000	\$1815.00 plus \$1.90 per \$1,000 of building cost exceeding \$350,000 up to \$1,200,000
(3) Building costs <b>exceeding</b> \$1,200,000	Subject to Quotation
Amended Complying Development Certificate & stamping of plans.	\$164.00

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## OTHER ANCILLARY APPLICATIONS

Sewer application – new connection	\$376.00
Sewer application – plumbing work (existing dwelling)	\$214.00
OSSM System (new septic. incl all inspections)	\$876.00
Septic – minor plumbing (incl fee for 1 inspection)	\$346.00
Septic – modify existing (incl fee for 2 inspections)	\$552.00
Septic – approval to operate	\$88.00
Stormwater connection - Single dwelling/dual occupancy (including ancillary structures/alterations and additions) only. Application for approval to connect private drain with public drain - per lot (includes inspection fee and connection)	\$204.00
Stormwater connection/erosion control - Subdivision/multi-dwelling/ commercial/ industrial - Application for approval to connect private drain with public drain – per lot (includes inspection fee and connection) and/or application for approval of erosion and sediment control plan and/or install stormwater quality control device.	\$441.00
Annual renewal of stormwater quality control device approval - per device	\$56.00
Erosion control - Single dwellings/dual occupancy only. Application for approval of erosion and sediment control plan	\$81.00
Amended Section 68 approval and stamping of plans	\$88.00
Approval to construct private driveway on and connect to public roadway (per driveway) OR construct or modify kerb and gutter or footpath paving on a public road	\$152.00
Amended Section 138 approval and stamping of plans	\$87.00
Plumbing and Drainage Inspection Fee	\$162.00
<p>Plumbers start work - application for plumbing &amp; drainage permit (PDP)</p> <ul style="list-style-type: none"> <li>The PDP fee has been incorporated into the fees opposite</li> <li>Plumbers will still need to lodge the PDP but without payment.</li> </ul> <p>A PDP form will need to be lodged and the PDP fee paid in various other situations, please refer to BEH</p>	<ul style="list-style-type: none"> <li>New single dwelling houses and to connect from septic to sewer.</li> <li>Additions to dwellings where premises is already connected (includes caravan parks)</li> <li>OSSM</li> </ul>

**SUBDIVISION RELATED CERTIFICATES**

Subdivision Certificate (per lot)	\$304.00
Strata Subdivision	\$330 plus \$65 per additional lot
Compliance certificate fee (per hour – minimum 1 hour)	\$205.00
1% Compliance Bond – refundable upon registration of linen plan (minimum charge)	\$2,911.00
5% Maintenance bond - refundable after 6 month performance (minimum charge)	\$2,911.00
(i) Off Maintenance Inspection	
(i) 0-5 lots	\$397.00
(ii) 5+ lots	\$794.00
(iii) Off maintenance re-inspection fee	\$205 per hour
Registration and Archiving - Certificates submitted by accredited certifiers:	
(i) Complying Development Certificate	\$36.00
(ii) Construction certificate	\$36.00
(iii) Subdivision & Strata Subdivision Certificate	\$36.00
Works as Executed	\$781.00
Hire of Water Meter	\$10 per hour or \$70 per day
Plan re-certification	\$463.00

**BANK GUARANTEES**

Bank guarantee received in conjunction with development application administration & acceptance fee	\$331.00
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