

Planning, Development and Building Fee Schedule 2020-2021

STANDARD DEVELOPMENT APPLICATION FEES

DA FEE TABLE		Charge Control [INTERNAL USE ONLY]
Estimated Cost	Maximum fee payable	
Up to \$5,000	\$110.00	DAFee SubFee
\$5,001 - \$50,000	\$170 plus an additional \$3 for each \$1,000 (or part of \$1,000) of the estimated cost	DAFee SubFee
\$50,001 - \$250,000	\$352 plus an additional \$3.64 for each \$1000 (or part of \$1000) by which the estimated cost exceeds \$50000	DAFee SubFee
\$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	DAFee SubFee
\$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	DFee SubFee
\$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	DAFee SubFee
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	DAFee SubFee
Environmental Enforcement Levy (applies to every DA)	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	DAFee SubFee
Long Service Levy	Applicable to developments where the estimated cost is \$25,000 and over 0.35% of the estimated cost	LSL2 LSLPayment
PlanFIRST	0.064 cents for every dollar of the estimated cost of developments valued at more than \$50,000	PlanFIRST
Dwelling Houses <\$100,000	\$455.00	DADwg
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	DASign
Change of Use	\$285.00	DACHgUse
New Road (subdivision)	\$665 plus \$65 per additional lot PLUS standard DA fee based on the estimated cost of works	DASubRoad
• Environmental Enforcement Levy	\$100 per lot (maximum charge - \$2,000)	EELNewRd
No New Road (subdivision)	\$330 plus \$53 per additional lot PLUS standard DA fee based on the estimated cost of works	DASubNoRd
• Environmental Enforcement Levy	\$50 per lot (maximum charge \$2,000)	EELNoNewRd
Strata Subdivision DA Fee	\$330 plus \$65 per additional lot	SSCFee
Additional fee for referral to a Design Review Panel under SEPP65	\$760.00	DARevPanel
Designated Development	\$920 (minimum fee) plus standard DA fee based on estimated cost	DADesign
Integrated Development	\$140 submission fee payable to Council PLUS \$320 per each approval body (fee to be paid to the applicable integrated or concurrence authority)	DAConcur
Concurrence Development	\$140 submission fee payable to Council PLUS \$320 per each approval body (fee to be paid to the applicable integrated or concurrence authority)	DAConcur
Scanning/archiving fee (per application)	\$74.00	DAScan
Part 5 Applications	Standard DA fee based on estimated cost of activity (refer to DA Fee Table above for calculation)	DAFee

Planning, Development and Building Fee Schedule 2020-2021

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(a) Basic DAP - Payable ON THE DAY OF THE DAP MEETING (Basic Planning, Engineering and Building representatives only)	\$840.00	Mnemonic used
(b) Complex DAP - Payable ON THE DAY OF THE DAP MEETING (Complex Planning, Engineering, Building, Ecology, Urban Design and/or Water and Wastewater representatives)	\$1,400.00	Mnemonic used
Pontoon License Admin Fee (payable for all development applications which include a pontoon)	\$196.90	PontAdmin
Transfer of Pontoon license	\$196.90	Mnemonic used
ADVERTISING FEES		
Designated Development	\$2,220.00	DADesAd
Advertised Development	\$604.00	DAAdvert
Notified Development	\$247.00	DANotified

Planning, Development and Building Fee Schedule 2020-2021

SECTION 4.55 & 4.56 APPLICATIONS

		Charge Control [INTERNAL USE ONLY]
Section 4.55(1)	\$71.00 (maximum fee)	Modify
Section 4.55(1A) or Section 4.56(1)	\$645 or 50% of the fee for the original application whichever is the lesser	Modify1
Section 4.55(2) or Section 4.56(1)		
(a) If the fee for the original application was less than \$100.00	50% of that fee	Modify2
(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	\$190 or 50% of the original DA fee whichever is the lesser	Modify1Dwg
(c) If the fee for the original application was \$100 or more:		
(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	50% of original DA fee	Modify2
(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	\$190.00	Modify1Dwg
(iii) in the case of an application with respect to any other development application as set out in the table below:		
Up to \$5,000	\$55.00	Modify2
\$5,001-\$250,000	\$85 plus \$1.50 for each \$1000 (or part) of estimated cost	Modify2
\$250,001-\$500,000	\$500 plus \$0.85 for \$1000 (or part) by which estimated cost exceeds \$250,000	Modify2
\$500,001-\$1,000,000	\$712 plus \$0.50 for each \$1000 (or part) by which estimated cost exceeds \$500,000	Modify2
\$1,000,001-\$10,000,000	\$987 plus \$0.40 for each \$1000 (or part) by which estimated cost exceeds \$1,000,000	Modify2
More than \$10,000,000	\$4737 plus \$0.27 for each \$1000 (or part) by which the estimated cost exceeds \$10,000,000	Modify2
An additional fee is required if Clause 258(2A) of the EP&A Regulations applies	\$760.00	Modify2Add

Planning, Development and Building Fee Schedule 2020-2021

SECTION 4.55 & 4.56 APPLICATIONS (ADVERTISING FEES)		Charge Control (INTERNAL USE ONLY)
In addition to the fees above, if notice of the amended development application is required:		
Notified and advertised	\$604.00	DAAdvert
Notified only	\$247.00	DANotified

Planning, Development and Building Fee Schedule 2020-2021

REVIEW OF DETERMINATION OF DEVELOPMENT APPLICATION S8.2

		Charge Control (INTERNAL USE ONLY)
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	DAReview
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	DADwellRev
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	DAReview
\$5,001-\$250,000	\$85, plus an additional \$1.50 for each \$1,000 (or part of \$1,000) of the estimated cost	DAReview
\$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	DAReview
\$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	DAReview
\$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	DAReview
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	DAReview
REVIEW OF DETERMINATION ADVERTISING FEES		
In addition to the fees above, if notice of the review of determination is required:		
Notified and advertised	\$604.00	DAAdvert
Notified only	\$247.00	DANotified
REVIEW OF DETERMINATION OF A MODIFICATION APPLICATION S8.2		
Review of determination of modification application under S8.2	50% of the fee that was payable in respect of the application that is subject of the review	N/A

Planning, Development and Building Fee Schedule 2020-2021

SUBDIVISION WORKS CERTIFICATE FEES - PREVIOUSLY SUBDIVISION CONSTRUCTION CERTIFICATES

Subdivision works certificate application fee:		Charge Control [INTERNAL USE ONLY]
Urban (per standard sized lot)	\$720.00	CCSubUrb2
Rural (per lot)	\$612.00	CCSubRur2
Quotation – other circumstances (per hour)	\$237.00	CCSubOth2
Subdivision works certificate application fee (Bulk Earthworks only):		
Urban (per lot)	\$383.00	CCSubUrBE2
Rural (per lot)	\$307.00	CCSubRIBE2
Subdivision works certificate application fee (Civil Works only):		
Urban (per lot)	\$460.00	CCSubUrcW2
Rural (per lot)	\$397.00	CCSubRICW2
Subdivision works certificates amendment fee (per hour)	\$237.00	CCSubOth2
Water and Sewer Infrastructure fee (per lot)	\$368.00	CCWaterSew

Planning, Development and Building Fee Schedule 2020-2021

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

Construction Certificates Part 4A		Charge Control [INTERNAL USE ONLY]
(1)	All building proposals up to and including \$15,000	\$425.00 CCFee2 OthCCFee2
(2)	All building proposals exceeding \$15,001 up to and including \$350,000	\$425 + \$4.00 per \$1,000 of building cost up to \$350,000. Construction Certificate fees will be discounted by 20% when lodged concurrently with the Development Application. Note: The Manager of Building and Environmental Health or his delegate has the authority to adjust the applicable CC fees based on the extent of the proposed works and or the complexity of the proposal and market conditions CCFee2 OthCCFee2
(3)	All building proposals for a value exceeding \$350,001 and up to and including \$1,200,000	\$1825 plus \$2.00 per \$1,000 of building cost up to and \$1.2 million. Construction Certificate fees will be discounted by 20% when lodged concurrently with the Development Application. Note: The Manager of Building and Environmental Health or his delegate has the authority to adjust the applicable CC fees based on the extent of the proposed works and or the complexity of the proposal and market conditions CCFee2 OthCCFee2
(4)	Where value of building exceeds \$1,200,001	Subject to Quotation CCQuote2
(5)	Assessment of alternative/performance based solutions	\$561.00 CCAssAlt
(6)	Fire Brigade referral and peer review of alternate/performance based solutions	As per quotation CCAssFB
(7)	Administration fee - cancellation of construction certificate prior to approval	\$102.00 RfdFee
	Amended Construction Certificate & Stamping of Plans for SINGLE DWELLINGS ONLY	\$187.00 CCAmended2
	Amended Construction Certificate & Stamping of Plans all building types EXCEPT single dwellings	Subject to Quotation CCQuote2

Planning, Development and Building Fee Schedule 2020-2021

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

		Charge Control [INTERNAL USE ONLY]
(1) Building costs less than \$1.2 million	Fee based on 75% of combined scaled DA and discounted CC fee	CDCFee2
(2) Building costs exceeding \$1.2 million	Subject to quotation	CDCQuote2
(3) Assessment of alternative or performance based solutions	\$612.00	CDCAssAlt
(4) Fire Brigade referral and peer review of alternate solutions	Subject to quotation	CDCAssFB
General		
(1) Administration fee - withdrawal of complying development certificate prior to approval	\$102.00	RfdFee
(2) Amended Complying Development Certificate & stamping of plans.	\$238.00	CDCAmend2
(3) Notification Fee	\$235.00	CDCNotify

Planning, Development and Building Fee Schedule 2020-2021

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

		Charge Control [INTERNAL USE ONLY]
General Building Inspection Fee	\$187.00	Inspect1_2
For Building Work Involving the Following Inspections (per Required Inspection):		
Site	\$187.00	Inspect1_2
Footing	\$187.00	Inspect1_2
Slab	\$187.00	Inspect1_2
Pool Reinforcement	\$187.00	Inspect1_2
Frame	\$187.00	Inspect1_2
Water Proofing	\$187.00	Inspect1_2
Inspection - stormwater infiltration pit	\$187.00	Inspect1_2
Final Inspection	\$187.00	Inspect1_2
Pool Final	\$187.00	Inspect1_2

Planning, Development and Building Fee Schedule 2020-2021

OTHER ANCILLARY APPLICATIONS

Approval for Plumbing and Drainage Work		Charge Control (INTERNAL USE ONLY)
New single dwelling houses, other premises and connect from septic to sewer. Fee includes Notice of Work (Plumbing and Drainage) & Application	\$425.00	Sewer New
Additions to dwellings and other premises where premises are already connected. Fee includes Notice of Work (Plumbing and Drainage)	\$263.50	Sewer Add
Cap Drain (temporary sewer disconnection) - includes inspection and Notice of Work (Plumbing and Drainage)	\$238.00	SewerCapDr
S68 amended sewer/amended plans stamping fee	\$145.00	S68AmndBLD
Application for Notice of Work (Plumbing and Drainage) - only required when there is more than 1 plumber or there has been a change of plumber. Fee for first plumber has been included in Sewer applications.	\$51.00	PDPermit
Administration fee for refund where sewer application is withdrawn prior to assessment and/or plan preparation.	\$102.00	RfdFee
Approval for Plumbing and Drainage Works - relating to Caravan Parks, Camping Grounds and Manufactured Home Estates		
New plumbing installation for caravans/annexes and manufactured homes - (Sect 68 approvals only). Fee includes Notice of Work (Plumbing and Drainage)	\$425.00	Sewer New
Additional plumbing installation to existing connection on site - (Section 68 approvals only). Fee includes Notice of Work (Plumbing and Drainage).	\$238.00	SewHealth
On-site Sewage Management		
1.1) OSSM Pre-purchase - application for pre-purchase inspection and report	\$476.00	Prepurch
1.2) OSSM Pre-purchase - application for pre-purchase information (no inspection). Includes records search, copy of latest approval to operate and information package.	\$238.00	PrepurcL
2) New system - Application for Approval to Install – This fee includes Application Fee, Approval to Operate, 2 Septic installation inspections, 4 building inspections and Plumbing and Drainage Permit (Notice of Work). An Approval to Operate will be issued at the satisfactory completion of the installation. NOTE: Quote required for large domestic and commercial properties.	\$1,285.00	SepNewHlth SepOperate InspectSep (x3) PDPermit
3) Existing System – Application to modify. This fee includes Application fee, Approval to Operate, two septic inspections, Plumbing	\$621.00	SepOperate SepNewHlth

Planning, Development and Building Fee Schedule 2020-2021

and Drainage Permit (Notice of Work). Additional Plumbing and Drainage inspections may be required and will be charged at the standard rate. An Approval to Operate will be issued at the satisfactory completion of the installation. NOTE: Quote required for large domestic and commercial properties.		
4) Minor Plumbing Works – Involving relocation of kitchens, bathrooms, laundries etc. Includes two inspections and Plumbing and Drainage Permit (Notice of Work).	\$383.00	Sep Add
5) Application for installation of a private sewage ejection pump station and Approval to Operate. This fee includes Application Fee, Approval to Operate, two inspections, Plumbing and Drainage Permit (Notice of Work). An Approval to Operate will be issued at the satisfactory completion of the installation.	\$621.00	SEPejtpump
6) Amendment to existing approval (per system)	\$153.00	SepAmend
7.1) Approval to Operate (per system) – Up to 2 systems on one property (Application fee only)	\$102.00	SepOpAdmin
7.2) Approval to Operate (per system) – Each additional system in excess of 4 (Application fee only)	\$51.00	SepOperate
8) Annual fee for management of on-site sewage management systems	\$55.00	GL Mnemonic
9) Administration Fee – Cancellation of an application prior to approval.	\$102.00	RfdFee
Stormwater		
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)	\$236.00	Stormwate3 StormWtBL3
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.	\$510.00	ErosSedOth
Annual renewal of stormwater quality control device approval - per device	\$64.00	QualityCo3
Erosion control - Single dwellings/dual occupancy only. Application for approval of erosion and sediment control plan	\$94.00	ErosionSe3 ErosSEDBL3
Amended Section 68 approval and stamping of plans	\$187.00	s68Amend s68AmndBLD

Planning, Development and Building Fee Schedule 2020-2021

Driveway		
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	\$236.00	Driveway3 Footpavin3
Re-inspection. Final/Compliance inspection	\$187.00	
Amended Section 138 approval and stamping of plans	\$187.00	s138Amend
Plumbing and Drainage		
Plumbing and Drainage Inspection Fee	\$166.00	InspectP&D
<p>Plumbers Notice of Work - application for plumbing & drainage permit (PDP)</p> <ul style="list-style-type: none"> The PDP fee has been incorporated into the fees opposite Plumbers will still need to lodge the Notice of Work. <p>A Notice of Work application form will need to be lodged and a fee paid in various other situations, please refer to Building Unit Admin.</p>	<p>\$51.00</p> <ul style="list-style-type: none"> New single dwelling houses and to connect from septic to sewer. Additions to dwellings where premises is already connected (includes caravan parks) OSSM <p>Still required for 2nd plumber eg. Change of plumber OR 2 plumbers on job (solar/water)</p>	PDPPermit

Planning, Development and Building Fee Schedule 2020-2021

SUBDIVISION RELATED CERTIFICATES

		Charge Control (INTERNAL USE ONLY)
Subdivision Certificate (per lot)	\$352.00	SCFee
Strata Subdivision	\$330 plus \$65 per additional lot	SSCFee
Compliance certificate fee (per hour – minimum 1 hour)	\$237.00	SCInspGST2 SCComTaxIn.dotm (template name)
1% Compliance Bond – refundable upon registration of subdivision certificate (minimum charge)	\$3,370.00	CshBondSub CshBondCon
5% Maintenance bond - refundable after 6 month performance (minimum charge)	\$3,370.00	CshBondSub CshBondCon
(i) Off Maintenance Inspection		
(i) 0-5 lots	\$460.00	OffMainFee
(ii) 5+ lots	\$920.00	OffMainFee
(iii) Off maintenance re-inspection fee	\$237 per hour	OffMainRel
Registration and Archiving - Certificates submitted by accredited certifiers:		
(i) Complying Development Certificate	\$36.00	CCSubArch
(ii) Subdivision works certificate	\$36.00	CCSubArch
(iii) Subdivision Certificate	\$36.00	CCSubArch
Strata Subdivision Archiving Fee - private certifier (Section 608 of LGA)	\$36.00	SSCArchive
Works as Executed	\$904.00	WAXFee
Hire of Water Meter	\$10 per hour or \$70 per day	HireWtrM2
Create easements/restrictions for non-subdivisional works	\$352.00	NonSubEase
Plan re-certification	\$536.00	SSCRecert

BANK GUARANTEES

		Charge Control (INTERNAL USE ONLY)
Bank guarantee received in conjunction with development application administration & acceptance fee	\$383.00	AdminFeeB2 BGAdminFe2