



Development Unit Fees

(1 July 2004 TO 30 JUNE 2005)

THERE ARE THREE MAIN FEE TYPES FOR DEVELOPMENT APPLICATIONS

(Select one of the following)

- 1 Development Applications (DA's)
- 2 Modifications of Approved DA's (Sect. 96) & Review of Applications (Sect. 82A)
- 3 Subdivision Applications (DA's)

I. Development Applications (DA)

NOTE: A maximum fee of **\$364** is payable for development involving the erection of a dwelling-house with an estimated cost of construction of **\$100,000** or less. (EP & A Regulations - 247)

NOTE: Change of Use Applications. "A maximum fee of **\$220** is payable for development that does not involve the erection of a building, the carrying out of a work, the subdivision of land or the demolition of a building or work". (EP & A Regulations – 250).

NOTE: The maximum fee for development involving the erection of a building, the carrying out of work or the demolition of a work or a building, and having an estimated cost within the range specified in **Table 1**. (EP & A Regulations – 246).

TABLE 1

Value of Work \$	Fee Payable \$ (EP & A Regulations - 246) (GST Exempt)
\$0 to \$5,000	\$110.00 (GST Exempt)
\$5,001 - \$50,000	\$170.00 plus an additional \$3 for each \$1,000 (or part of \$1,000) of the estimated cost (GST Exempt)
\$50,001 - \$ 250,000	\$352.00 plus an additional \$3.64 for each \$1,000 (or part of \$1,000) of the estimated cost exceeds \$50,000 (GST Exempt)
\$250,001 - \$500,000	\$1,160.00 plus an additional \$2.34 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000 (GST Exempt)
\$500,001 - \$1,000,000	\$1,745.00 plus an additional \$1.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000 (GST Exempt)
\$1,000,001 - \$10,000,000	\$2,615.00 plus an additional \$1.44 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000 (GST Exempt)
More than \$10,000,000	\$15,875.00 plus an additional \$1.19 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000 (GST Exempt)

2.**Modifications of DA's (Section 96)****There are three types of modifications to DA's**

- ❖ **Section 96 (1)** Minor error, misdescription and miscalculation **\$55**
- ❖ **Section 96 (1A)** Minor Environmental Impact **\$500** or **50%** of original fee whichever is lesser
- ❖ **Section 96 (2)** Non-minor Environmental Impact but considered to be substantially the same development, see the notes below are refer to **Table 2**.

NOTE: 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 the original development application fee (GST Exempt).

NOTE: 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 - **\$ 150** (GST Exempt)

NOTE: In the case of an application with respect to any other development application, as set out in **Table 2**.

TABLE 2

Estimated Cost \$	Fee Payable \$ (EP & A Regulations - 258) (GST Exempt)
\$0 to \$5,000	\$55.00 (GST Exempt)
\$5,001 - \$250,000	\$85.00 plus an additional \$1.50 for each \$1,000 (or part of \$1,000) of the estimated cost (GST Exempt)
\$250,001 - \$500,000	\$500.00 plus an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000 (GST Exempt)
\$500,001 - \$1,000,000	\$712.00 plus an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000 (GST Exempt)
\$1,000,001 - \$10,000,000	\$987.00 plus an additional \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000 (GST Exempt)
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 (GST Exempt)

Reviews of Applications (Section 82A)

NOTE: 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 the original development application fee (GST Exempt).

NOTE: 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 - **\$ 150** (GST Exempt)

NOTE: In the case of an application with respect to any other development application, as set out in **Table 2**.

3.**Development Involving the Subdivision of Land (DA)**

- ❖ The maximum fee payable for development involving the subdivision of land is calculated as follows: (EP & A Regulations - 249)

(a) Subdivision (other than Strata Subdivision):

- (i) Involving the opening of a public road, **\$500** plus **\$50** for each additional lot created by the subdivision, or
- (ii) Not involving the opening of a public road, **\$250** plus **\$40** for each additional lot created by the subdivision,

(b) Strata subdivision, \$250 plus \$50 for each additional lot created by the subdivision.

Note. For example, a plan of subdivision, that does not involve the opening of a road, that provides for 5 lots over land that has previously comprised 2 lots, will result in the creation of 3 additional lots.

Base Fee \$ 250 + (Additional Lots - 3 X \$ 40 = \$ 120). TOTAL COST = \$ 370

POSSIBLE EXTRA FEES TO ADD THE ABOVE APPLICATION FEE'S

(One or more may be applicable)

A. Plan First Levy - (Department of Planning Fee) For Applications \$ 50,000 +

NOTE: Additional development application fee of 64 cents per \$1000 of the estimated cost of the proposed development is payable on development applications to the Department of Planning (planFIRST Levy), for development application that:-

- ❖ Are valued at more than \$50,000 and
- ❖ Involve the erection of a building, the carrying out of work, or the demolition of a building or work, excluding complying development.

\$0 to \$49,999	\$ 0.00
\$50,000 +	\$ 64 cents per \$1,000 of the estimated cost of the development.

NOTE: More information can be obtained through Planning NSW www.planning.nsw.gov.au

B. Newspaper Advertising Fees for Development Applications

- ❖ "In addition to any other fees payable under this Division, a consent authority may charge up to the following maximum fees for the giving of the notice required for the development: (EP & A Regulations – 252)
 - (a) **\$1,665**, in the case of designated development, (GST Exempt)
 - (b) **\$830**, in the case of advertised development, (GST Exempt)
 - (c) **\$830**, in the case of prohibited development, (GST Exempt)
 - (d) **\$830**, in the case of development for which an environmental planning instrument or development control plan requires notice to be given otherwise than as referred to in paragraph (a), (b) or (c). (GST Exempt)
- ❖ Applications that require Newspaper Advertising include, but not limited too, the following;
 - Villas, Townhouses, Terraces (Multi Unit Housing)
 - Residential Flat Buildings (RFB's / High Density Housing)
 - Commercial Buildings, Some Commercial Use Applications
 - Industrial Buildings, Industrial Use Applications.
 - Brothels, Nightclubs.
 - Designated or Integrated Development Applications.
 - SEPP 5 Developments

C. "Designated Development" Applications

- ❖ In addition to any other fees payable under this Division, a maximum fee of **\$715** is payable for designated development. (EP & A Regulations – 251)

D. "Integrated Development" Applications

- ❖ An additional processing fee up to a maximum of **\$110 (GST Exempt)**, plus an approval fee - **\$250** - for payment to each approval body, are payable in respect of an application for integrated development. (EP & A Regulations – 253). Please make the \$250 cheque payments out to each approval body required.

E. Long Service Levy (\$25,000+)

- ❖ Under the NSW “*Building & Construction Industry Long Service Payments Act*” development applications involving building and construction work of \$25,000 or more are subject to payment of a levy of 0.2%. This payment can be made at Council’s Customer Contact Centre or directly to the Long Service Levy Corporation. It must be paid prior to the issue of a Construction Certificate.
- ❖ Long Service Levy is only collected by Council when a Construction Certificate is Lodged.

NOTE: More information is available by calling the Long Service Levy Corporation on 13 14 14 or via their website, www.lspc.nsw.gov.au

F. Design Review Panel (SEPP 65 Review)

- ❖ Initial Consideration: **\$ 990.00** (GST Inc.)
- ❖ Subsequent Consideration: **\$ 440.00** (GST Inc.)

OTHER APPLICATIONS RELATED SPECIFICALLY TO DEVELOPMENT

Complying Development Application Fee (CD)

- ❖ **\$ 181.25** (Inc GST)

Subdivision Certificate Application/Linen Plan Release (Including Strata Plans)

- ❖ **\$34 per lot** – with a minimum fee of **\$136.00**

Construction Certificates (CC)

VALUE OF WORK	FEE PAYABLE
up to \$ 200,000	0.40% of the estimated cost
\$ 200,000 +	0.40% For the first \$200,000 then 0.10% thereafter of the estimated cost.
NOTE: Minimum Fee = \$154.50 (GST Inc.)	

Modification Construction Certificates

- ❖ Class 1 or 10 building **\$ 58.70** GST
- ❖ Class 2 to 9 buildings **50%** of the original fee plus GST

Building Inspection and Re-Inspection Fees

- ❖ Where Council has been appointed as the Principal Certifying Authority): -
 - For minor structures (Garages, carports, awnings, & minor fit outs):.....**\$ 82.40** (GST Incl.)
 - All others (Major).....**\$ 99.90** (GST Incl.)

Occupation Certificate

- ❖ **\$66.95** (GST Inc.)

OTHER FEES

88B, 88E, & 88G Instruments

- ❖ **\$92.70** (GST Exempt)

Privately Certified Certificate Registration Fee

- ❖ All copies of the following certificates that are to be registered at Council - **\$ 25.75** Ea. (GST Exempt)
 - Construction Certificates
 - Compliance Certificates
 - Complying Development Certificates
 - Occupation & Interim Occupation Certificates.

Note: All Certificates are to be lodged in paper version and on CD ROM.

Notes

- ❖ The DA/CC Fees are calculated on a sliding scale based on a contract price of the work or where there is no contract, the value of work as determined by Council. (The value of the work is for the entire project. Materials and labour that are donated or provided at a reduced cost do not reduce the valuation for the purpose of assessing the fee.)
- ❖ PCA – If you nominate Council to be the Principal Certifying Authority to carry out the required inspections and issue an Occupation Certificate, you may pay the required fees at the time of lodgement of the Development Application, and/or Construction Certificate, or Complying Development Certificate. Alternatively, you may pay the inspection fees prior to works commencing and the Occupation Certificate fee prior to works being completed.

DEVELOPMENT GENERAL ENQUIRIES FEE QUOTATIONS

(02) 9806 5524

www.parracity.nsw.gov.au