

Planning and Building

Planning and Building		Fee/Charge 2017/18 \$	Pricing Structure	Service Category	GST status
No.	Description				
DEVELOPMENT SERVICES					
1.	PRE-LODGE MENT				
	All fees include minute preparation and travel to and from the site - Fee per hour or part thereof - Minimum fee 2 hours	180.00	5	K	10%
2.	DEVELOPMENT APPLICATION				
	Other fees may apply in relation to the lodgement of your application (e.g. scanning, advertising, Plan First, Long Service Levy, etc.), please ring the Customer Service Team on 9847 6760 to obtain a quote.				
(1)	All development that is not separately specified and having an estimated cost within the range specified in the Table A as follows (Clause 246B):		1	A	Exempt
Table A					
	Estimated cost	Maximum fee payable			
	- Up to \$5,000	110.00			
	- \$5,001 - \$50,000	170.00, plus an addnl. 3.00 for each \$1,000 (or part of \$1,000) of the est. cost			
	- \$50,001 - \$250,000	352.00, plus an addnl. 3.64 for each \$1,000 (or part of \$1,000) by which the est. cost exceeds \$50,000			
	- \$250,001 - \$500,000	1,160, plus an addnl. 2.34 for each 1,000 (or part of 1,000) by which the est. cost exceeds 250,000			
	- \$500,001 - \$1,000,000	1,745, plus an addnl. 1.64 for each 1,000 (or part of 1,000) by which the est. cost exceeds 500,000			
	- \$1,000,001 - \$10,000,000	2,615, plus an addnl. 1.44 for each 1,000 (or part of 1,000) by which the est. cost exceeds 1,000,000			

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	- More than \$10,000,000	15,875, plus an addnl. 1.19 for each 1,000 (or part of 1,000) by which the est. cost exceeds 10,000,000			
(2)	"Specified" Development				
a.	Advertisements - (advertising signs) - Clause 246B		1	A	Exempt
(i)	\$285, plus \$93 for each advertisement in excess of one, or	285.00			
		93.00 each addnl. sign			
(ii)	the fee calculated in accordance with the Table A above, whichever is the greater				
b.	Dwelling-house with an est. construction cost of \$100,000 or less (Clause 247)	455.00	1	A	Exempt
c.	Residential flat building - (Clause 248)	760.00	1	A	Exempt
	An additional fee, not exceeding \$760, is payable for development which is required to be referred to a design review panel under State Environmental Planning Policy No. 65 - Design Quality of Residential Flat Development.				
d.	Development involving the subdivision of land (Clause 249) is calculated as per Table B as follows:		1	A	Exempt
Table B					
Subdivision involving - (Clause 249)		Fee			
	Opening of a public road	665.00			
		65.00 each addnl. lot created			
	No opening of a public road	330.00			
		50.00 each addnl. lot created			
	Strata	330.00			
		65.00 each addnl. lot created			
e.	Activity - change of use, home occupation/ industry - (Clause 250)	285.00	1	A	Exempt
f.	Designated development - (Clause 251)		1	A	Exempt
	As per Development Application Table (A) plus \$920.00	920.00			

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3.	MODIFICATION OF A DEVELOPMENT CONSENT - Local development or State significant development (Clause 258)	Maximum fee payable	1	A	Exempt
(1)	Section 96 (1) of the Act is \$71	71.00			
(2)	Section 96 (1A) of the Act, or under section 96AA (1) or 50 percent of the fee for the original development application, whichever is the lesser.	645.00			
(3)	Section 96 (2) of the Act, or under section 96AA (1)	50% of original development application fee			
a.	if the fee for the original application was less than \$100	50% of original development application fee			
b.	if the fee for the original application was \$100 or more:				
(i)	if the development application that does not involve the erection of a building, the carrying out of a work or the demolition of a work or building,	50% of original development application fee			
(ii)	if the development application involves the erection of a dwelling-house with an est. cost of construction of \$100,000 or less,	190.00			
(iii)	any other development application as set out in the Table D as follows:				
Table D					
	Estimated cost	Maximum fee payable			
	Up to \$5,000	55.00			
	\$5,001-\$250,000	85.00, plus an addnl. 1.50 for each 1,000 (or part of 1,000) of the est. cost			
	\$250,001-\$500,000	500.00, plus an addnl. 0.85 for each 1,000 (or part of 1,000) by which the est. cost exceeds 250,000			
	\$500,001-\$1,000,000	712.00, plus an addnl. 0.50 for each 1,000 (or part of 1,000) by which the est. cost exceeds 500,000			

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	\$1,000,001-\$10,000,000	987.00, plus an addnl. 0.40 for each 1,000 (or part of 1,000) by which the est. cost exceeds 1,000,000			
	More than \$10,000,000	4,737, plus an addnl. 0.27 for each 1,000 (or part of 1,000) by which the est. cost exceeds 10,000,000			
c.	Approval to work outside the Hours of Construction stipulated in a development consent - For each event	1,980.00	4	H	Exempt
4.	REVIEW OF A DETERMINATION		1	A	Exempt
(1)	REVIEW OF A DA - (Clause 257)				
a.	in the case of an application that does not involve the erection of a building, the carrying out of a work or the demolition of a work or building, 50 per cent of the fee for the original development application, and	50% of original development application fee			
b.	in the case of a request that involves the erection of a dwelling-house with an est. cost of construction of \$100,000 or less, \$190	190.00			
c.	in the case of a request with respect to any other development application as set out in Table C as follows:				
Table C					
	Estimated cost	Maximum fee payable			
	Up to \$5,000	55.00			
	\$5,001-\$250,000	85.00, plus an addnl. 1.50 for each 1,000 (or part of 1,000) of the est. cost.			
	\$250,001-\$500,000	500.00, plus an addnl. 0.85 for each 1,000 (or part of 1,000) by which the est. cost exceeds 250,000			

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	\$500,001-\$1,000,000	712.00, plus an addnl. 0.50 for each 1,000 (or part of 1,000) by which the est. cost exceeds 500,000			
	\$1,000,001-\$10,000,000	987.00, plus an addnl. 0.40 for each 1,000 (or part of 1,000) by which the est. cost exceeds 1,000,000			
	More than \$10,000,000	4,737, plus an addnl. 0.27 for each 1,000 (or part of 1,000) by which the est. cost exceeds 10,000,000			
(2)	Section 82B Review where Development Application not accepted - (Clause 257A)		1	A	Exempt
(i)	development is less than \$100,000,	55.00			
(ii)	the development is \$100,000 or more and less than or equal to \$1,000,000,	150.00			
(iii)	the development is more than \$1,000,000.	250.00			
(3)	Review of Section 96 Determination - (Clause 258A)	50% of the original fee	1	A	Exempt
5.	ADVERTISING / NOTIFICATION OF A DEVELOPMENT APPLICATION - (Clause 252)		1	A	Exempt
(1)	Additional maximum fee to any other fees payable:				
a.	in the case of designated development,	2,220.00			
b.	in the case of advertised development,	1,105.00			
c.	in the case of prohibited development,	1,105.00			
d.	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)	1,105.00			
e.	in the case of development where notice of the application is required to be given under section 96 (2) or 96AA (1) of the Act.	665.00			
f.	in the case of development where notice of the application is required to be given under section 82A of the EP&A Act	620.00			

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6.	DEVELOPMENT THAT REQUIRES CONCURRENCE OF ANOTHER GOV'T AUTHORITY - (clause 252A)		1	A	Exempt
a.	As per Development Application Table (A) plus \$320.00 for each approval body	320.00			
b.	plus \$140.00 Council processing fee	140.00			
7.	INTEGRATED DEVELOPMENT - (Clause 253)		1	A	Exempt
a.	As per Development Application Table (A) plus \$320.00 for each approval body	320.00			
b.	plus \$140.00 Council processing fee	140.00			
8.	AMENDED APPLICATION PLANS		5	K	Exempt
a.	50% of original application fee or \$180 which ever is greater.				
9.	DEVELOPER CONTRIBUTIONS - Section 94				
a.	Payment of Contributions as described in Council's Section 94 and s94A Plan.		1	A	Exempt
10.	OTHER APPROVALS AND PERMITS, including S.68 of the Local Government Act 1993		5	K	Exempt
a.	Install a manufactured home, moveable dwelling or associated structure on land	As per DA & building services fees			
b.	Install a domestic/oil or solid heating appliance	As per DA & building services fees			
c.	Operate a caravan park or camping ground - Approval to operate - per site	7.00	5	K	Exempt
d.	Operate a manufactured home estate - per site	7.00	5	K	Exempt
e.	Connect private stormwater system into Council's piped stormwater drainage system	440.00	5	K	Exempt
f.	Mobile Food Vendor - Application for Approval to Operate (Fee includes one inspection)	232.00	4	J	Exempt
11.	NSW GOVERNMENT PLANNING REFORM FEE - (Clause 256L)		1	A	Exempt
(1)	For each development application having an est. cost exceeding \$50,000, an amount calculated as follows is to be set aside for payment to the Director-General.	$0.64 \times E$ $P = \frac{\quad}{\quad} - 5$ 1,000.00			
12.	MISCELLANEOUS FEES				
(1)	Application Scanning & Records Management Fees - Per Application Type:		4	H	Exempt
	* Minor Development (\$0 to \$300,000)	54.00			
	* Medium Development (\$300,001 to \$900,000)	126.00			

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	* Large Development (\$900,001 to \$10,000,000)	265.00			
	* Extra Large Development (more than 10,000,000)	By quotation			
		Minimum fee 260.00			
	* Amended Plans/Additional Information				
(2)	Registration with Council of Part 4A Certificates by Private Certifiers - Clause 263(2)		1	A	Exempt
	a complying development certificate,	36.00			
	a construction certificate, or	36.00			
	an occupation certificate, or	36.00			
	a subdivision certificate	36.00			
(3)	Asset Inspection Bond / Fees:		5	K	Exempt
(a)	Section 608 of the Local Government Act for work involving excavation, includes initial inspection and at the completion of the development. Upon lodgement of Development and Complying Development Applications				
(b)	Footpath/road damage inspection bond / fee for Class 1 & 10 - non refundable.	105.00			
(c)	Footpath/road damage inspection fee for Class 2 to 9 - non refundable.	1,020.00			
(4)	Written reply to letters of enquiry regarding development consent and other matters	180.00	5	K	Exempt
	BUILDING SERVICES				
	For a comprehensive fee quote, please contact our Customer Service on 9847 6760.				
1.	CONSTRUCTION CERTIFICATES				
	Once you have your development consent you will need a Construction Certificate, a building certifier (PCA) to do your inspections and an Occupation Certificate.				
(1)	Building Class 1 and 10 Structures	By Quotation OR	5	K	10%
a.	Granny Flat	456.00			
b.	Dwelling-house	574.00			
c.	Alterations and additions	268.00			
d.	Swimming pool	181.00			
e.	Shed or garage	181.00			
f.	Minor Structure (decks, carports, retaining walls)	181.00			
g.	Demolition	181.00			

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No.	Description				
(2)	Building Class 2 to 9 Structures	By quotation	5	K	10%
a.	Multi-Unit Housing				
b.	Commercial				
c.	Industrial				
3.	COMPLYING DEVELOPMENT CERTIFICATES				
	If you are planning to build under the NSW Housing Code you will need a Complying Development Certificate, a building certifier (PCA) to do your inspections and an Occupation Certificate.				
(1)	General Housing Code	By Quotation OR	5	K	10%
a.	Granny Flats	1,014.00			
b.	Dwelling-house	1,375.00			
c.	Alterations and Additions	703.00			
d.	Swimming pools	529.00			
e.	Sheds and garages	703.00			
f.	Minor Structures (decks, carports, retaining walls)	529.00			
g.	Demolition	356.00			
(2)	General Commercial & Industrial Code	By Quotation OR	5	K	10%
a.	Building Alterations (internal)	800.00			
b.	Change of Building Use	800.00			
c.	Shop fronts and awning alterations	800.00			
d.	Mechanical ventilation	800.00			
(3)	Commercial & Industrial Code	By quotation	5	K	10%
4.	MANDATORY BUILDING INSPECTIONS				
	You will need to appointed a Principal Certifying Authority (PCA) to carryout mandatory inspections before commencing your building project.				
(1)	Building Class 1 and 10 Structures		5	K	10%
a.	Granny Flat	688.00			
b.	Dwelling-house	871.00			
c.	Alterations and Additions	688.00			
d.	Swimming pool	524.00			
e.	Sheds and garages	524.00			
f.	Minor Structures (decks, carports, retaining walls)	351.00			
(2)	Building Class 2 to 9 Structures	By quotation	5	K	10%
a.	Multi-Unit Housing				
b.	Commercial				
c.	Industrial				

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5.	OCCUPATION CERTIFICATES - Interim or Final - Where Council is the PCA	180.00	5	K	10%
a.	Prior to using or occupying a new structure you must obtain an Occupation Certificate. This certificate authorises:-				
b.	The occupation and use of a new building				
c.	A change of building use for an existing building				
6.	BUILDING CERTIFICATE APPLICATIONS - (Clause 260)				
a.	class 1 building (together with any class 10 buildings on the site) or a class 10 building, \$250 for each dwelling contained in the building or in any other building on the allotment, or		1	A	Exempt
	in the case of any other class of building - as set out in Table E as follows:				
	Table E				
	Floor area of building or part		1	A	Exempt
b.	Not exceeding 200 square metres	250.00			
c.	Exceeding 200 square metres but not exceeding 2,000 square metres	250.00			
		0.50 cents each sq/m over 200 sq/m			
	Exceeding 2,000 square metres	1,165.00			
		0.075 cents each sq/m over 2,000 sq/m			
d.	in any case where the application relates to a part of a building and that part consists of an external wall only or does not otherwise have a floor area, \$250	250.00	1	A	Exempt
e.	Additional inspection fee for the issue of the certificate.	90.00	1	A	Exempt
	An additional fee where a development consent, complying development certificate or construction certificate was required for the erection of the building and no such consent or certificate was obtained. The addnl. fee payable is the total of the maximum fee payable for development consent, or a complying development certificate and the maximum fee payable for a construction certificate.				

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f.	Section 149B Building Certificate - Urgency Fee (addnl. to statutory fee) - certificate issued within 2 (two) working days of receipt of application	80.00	5	K	Exempt
7.	SWIMMING POOLS	Maximum Fee			
(1)	Swimming Pool Exemption Applications				
a.	Exemption Under Section 22 of the Swimming Pools Act, 1992	70.00	1	A	Exempt
(2)	Swimming Pool Certificate of Compliance Applications - Section 24 of the Swimming Pools Act, 1992				
a.	Initial Swimming Pool Barrier Inspection	150.00	1	A	Exempt
b.	Subsequent Swimming Pool Barrier Inspection	100.00	1	A	Exempt
8.	MISCELLANEOUS BUILDING SERVICES FEES				
(1)	Annual Fire Safety Statement Registration Fee	110.00	5	K	Exempt
(2)	Bushfire Attack Level Advice (S 79BA)	385.00	5	K	Exempt
(3)	Principal Certifying Authority Signs	10.00	4	H	10%
(4)	Building Certifications - Hourly Rate				
	You might need a service that we don't cover in this price sheet. If you do, we will charge you an hourly rate for the service.	180.00	5	K	Exempt
	SUBDIVISION SERVICES				
1.	CONSTRUCTION CERTIFICATES				
	Roadworks, public pathway, drainage works, interallotment drainage, on-site detention system, right of way and access driveway, etc. - Fee per hour or part thereof. (Quotation to be obtained from Council)	By quotation only			
2.	INSPECTIONS		5	K	Exempt
(1)	for roadworks, public pathway, drainage works, interallotment drainage, on-site detention system, right of way and access driveway - Fee per hour or part thereof - minimum fee (Quotation to be obtained from Council prior to commencement of work)	By quotation only			
(2)	Inspection fee for second and subsequent inspections of the same work - per inspection	195.00	5	K	Exempt
(3)	In all cases where defective road pavements are detected a charge per test will be made to the subdivider - Fee per hour or part thereof	195.00	5	K	Exempt
3.	BONDING OF WORKS				
(1)	Application fee for bonding of works over \$2,000	649.00	5	K	10%

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(2)	Application fee for bonding of works below \$2,000	379.00	5	K	10%
(3)	Release or partial release of bond	379.00	5	K	10%
4.	SUBDIVISION CERTIFICATE - Linen Release				
(1)	Torrens Title				
	Lodgement Fee for Subdivision Certificate - per lot:				
	1 - 10 lots - Fee per lot	541.00	5	K	Exempt
	11 lots and above - Fee per lot	501.00	5	K	Exempt
	Inspection fee for Principal Certifying Authority when Council did not issue construction certificate and/or compliance certificates - Fee per hour or part thereof	195.00	5	K	10%
(2)	Strata Plan Applications - (s37 of the Strata Schemes Act)				
	Strata Plan Application Fees		5	K	10%
5.	MISCELLANEOUS ITEMS				
(1)	Stormwater Drainage/Detention Volume & Flow Rates Enquiry	269.00	5	K	10%
(2)	Execution of legal documents				
a.	Endorsement by General Manager/Authorised Officer	398.00	5	K	Exempt
b.	Release or variation of restriction	317.00	5	K	Exempt
(3)	Application for a house number and/or re-numbering	245.00	6	M	Exempt
(4)	Application for naming of a street	2,100.00	6	M	Exempt
	STRATEGIC PLANNING SERVICES				
1.	ZONING CERTIFICATES - (Clause 305)				
a.	Planning Certificate - the prescribed fee for the issue of a certificate under section 149 (2) of the Act is \$53	53.00	1	A	Exempt
b.	A council may charge one additional fee of not more than \$80 for any advice given under section 149 (5) of the Act	80.00	1	A	Exempt
c.	Written reply to letters as per Section 149 (5) of the Act	180.00	5	K	Exempt
2.	AMENDMENT OF ENVIRONMENTAL PLANNING INSTRUMENT				
a.	Minor Rezoning (Planning Proposal)	30,000.00	5	K	Exempt
b.	Major Rezoning (Planning Proposal) that would facilitate development with a potential construction value greater than \$20 Million.	55,000.00	5	K	Exempt
c.	Reclassification - public hearing fee	2,600.00	5	K	Exempt

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	VOLUNTARY PLANNING AGREEMENTS				
	Preparation / Legal Review	Full cost recovery			
	Advertising	Full cost recovery			
3.	MISCELLANEOUS ITEMS				
(1)	Sale of publications - various prices - minimum per document	17.00	5	K	10%
(2)	LEPS, LEP MAPS, DCPS & Study Sales		2	B	Exempt
a.	Hornsby Local Environmental Plan (excluding maps - supporting maps available for viewing at www.legislation.nsw.gov.au)	102.00			
b.	Hornsby Local Environmental Plan & Maps - Compact Disc (CD)	38.00			
c.	Explanatory Notes	102.00			
e.	Development Control Plan (Supplement to Draft Comprehensive LEP) - where hard copy is available	240.00			
f.	Development Control Plan (Supplement to LEP) - Each Part only where hard copy is available	27.25			
g.	Development Control Plan - Compact Disc (CD)	38.00			
h.	Planning Studies (per volume)	102.00			
i.	Planning Studies - Compact Disc (CD) - where available	38.00			
(3)	Map and Publication Sales		2	B	Exempt
a.	GIS Enquiry Print Black/White - sizes as follows:				
	* A4	23.00			
	* A3	27.00			
	* A2	32.00			
	* A1	41.00			
	* A0	52.00			
b.	Zone Colour Maps - sizes as follows:				
	* A4	32.00			
	* A3	36.00			
	* A2	45.00			
	* A1	65.00			
	* A0	88.00			
c.	The prescribed fee for a certified copy of a document, map or plan referred to in section 150 (2) of the Act is \$53 (Clause 262)	54.20	1	A	10%

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4.	MISCELLANEOUS SERVICES				
(1)	Photocopy service for plans and documents - Charge per copy:		6	M	Exempt
	* AO Size (841mm x 1189mm)	13.80			
	* A1 Size (594mm x 841mm)	12.90			
	* A2 Size (420mm x 594mm)	12.80			
	* A3 Size (297mm x 420mm)	4.40			
	* A4 Size (210mm x 297mm) - first 10 pages	0.00			
	* A4 Size (210mm x 297mm) - 11 pages or more (charged per page from page 1)	1.40			
	* Reduction of AO & A1 size plan to A3 size plan	14.10			
	* Total cost to reduce an AO or A1 size plan to A4 size plan	16.20			
	* Reduction of A3 size plan to A4 size plan	3.90			
(2)	Professional/technical advice - Hourly Rate				
	You might need a service that we don't cover in this price sheet. If you do, we will charge you an hourly rate for the service	180.00	5	K	Exempt only if service is of a regulatory nature

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