

Name	Year 24/25 Fee (incl. GST)	GST	Pricing Structure	Service Category
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Planning and Building

Development Assessments

- All fees and charges and GST applicability are correct at the time of adoption of the Schedule.
- Any statutory charges or GST treatment that changes following adoption will be amended from the applicable date.
- All fees and charges are GST inclusive (where applicable).

Part 2 Fees for Development Application - other than State significant development

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 of development

Up to \$5,000	\$144.00	N	1	A
\$5,001-\$50,000				
(a) base fee	\$220.50	N	1	A
(b) plus, for each \$1,000, or part \$1,000, by which estimated cost exceeds \$5,000	\$3.00	N	1	A
\$50,001-\$250,000				
(a) base fee	\$459.00	N	1	A
(b) plus, for each \$1,000, or part \$1,000, by which estimated cost exceeds \$50,000	\$3.64	N	1	A
\$250,001-\$500,000				
(a) base fee	\$1,510.00	N	1	A
(b) plus, for each \$1,000, or part \$1,000, by which estimated cost exceeds \$250,000	\$2.34	N	1	A
\$500,001-\$1million				
(a) base fee	\$2,275.00	N	1	A
(b) plus, for each \$1,000, or part \$1,000, by which estimated cost exceeds \$500,000	\$1.64	N	1	A
\$1,000,001-\$10million				
(a) base fee	\$3,405.00	N	1	A
(b) plus, for each \$1,000, or part \$1,000, by which estimated cost exceeds \$1 million	\$1.44	N	1	A
More than \$10million				
(a) base fee	\$20,670.00	N	1	A
(b) plus, for each \$1,000, or part \$1,000, by which estimated cost exceeds \$10 million	\$1.19	N	1	A
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	\$371.00	N	1	A
(b) plus, for each additional advertisement	\$93.00	N	1	A

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2.3 Development application for development involving the erection of a dwelling house with an estimated cost of \$100,000 or less

2.3 Development application for development involving the erection of a dwelling house with an estimated cost of \$100,000 or less	\$592.22	N	1	A
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2.4 Development application involving subdivision, other than strata subdivision, involving the opening of a public road

(a) base fee	\$865.00	N	1	A
(b) plus, for each additional lot created by subdivision	\$65.00	N	1	A

2.5 Development application involving subdivision, other than strata subdivision, not involving the opening of a public road

(a) base fee	\$430.00	N	1	A
(b) Plus, for each additional lot created by subdivision	\$53.00	N	1	A

2.6 Development application involving strata subdivision

(a) base fee	\$430.00	N	1	A
(b) plus, for each additional lot created by subdivision	\$65.00	N	1	A
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	\$370.70	N	1	A

Part 3 Additional Fees for Development Application - other than State significant development

Matter for which fee is payable:

3.1 Additional fee for development application for integrated development

(a) fee payable to consent authority	\$183.00	N	1	A
(b) fee payable to approval body	\$417.00	N	1	A

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	\$183.00	N	1	A
(b) fee payable to concurrence authority	\$417.00	N	1	A
3.3 Additional fee for development application for designated development	\$1,197.80	N	1	A
3.4 Additional fee for development application that is referred to design review panel for advice	\$3,905.11	N	1	A
3.5 Giving of notice for designated development	\$2,889.87	N		
3.6 Giving of notice for nominated integrated development, threatened species development or Class 1 aquaculture development	\$1,438.25	N	1	A
3.7 Giving of notice for prohibited development	\$1,438.25	N	1	A
3.8 Giving of notice for other development for which a community participation plan requires notice to be given	\$1,438.25	N	1	A

Part 4 Fees for modifications of Development Consents - other than State significant development

4.1 Modification application under the Act, section 4.55(1)	\$92.40	N	1	A
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4.2 Modification application - lesser of

(a) under the Act, section 4.55(1A)	\$840.00	N	1	A
(b) or, under the Act, section 4.56(1) that involves, in the consent authority's opinion, minimal environmental impact	50% fee for original application	N	1	A

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4.2 Modification application - lesser of [continued]

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	N	1	A
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	\$247.13	N	1	A

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 cost of development o

Up to \$5,000	\$71.50	N	1	A
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\$5,001-\$250,000

(a) base fee	\$110.50	N		
(b) plus, for each \$1,000, or part \$1,000, by which estimated cost exceeds \$5,000	\$1.50	N	1	A

\$250,001-\$500,000

(a) base fee	\$652.00	N	1	A
(b) plus, for each \$1,000, or part \$1,000, by which estimated cost exceeds \$250,000	\$0.85	N	1	A

\$500,001-\$1 million

(a) base fee	\$928.00	N	1	A
(b) plus, for each \$1,000, or part \$1,000, by which estimated cost exceeds \$500,000	\$0.50	N	1	A

\$1,000,001-\$10million

(a) base fee	\$1,284.63	N	1	A
(b) plus, for each \$1,000, or part \$1,000, by which estimated cost exceeds \$1 million	\$0.40	N	1	A

More than \$10 million

(a) base fee	\$6,167.13	N	1	A
(b) plus, for each \$1,000, or part \$1,000, by which estimated cost exceeds \$10 million	\$0.27	N	1	A
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)	\$866.07	N	1	A
4.7 Additional fee for modification application that is accompanied by statement of qualified designer	\$989.63	N	1	A
4.8 Additional fee for modification application that is referred to design review panel for advice	\$3,905.11	N	1	A
4.9 Submitting modification application under the Act, section 4.55(1A) or (2) on the NSW planning portal	\$44.53	N	1	A

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Part 5 Fees for application for State significant development and approval of State significant infrastructure

Refer to Schedule 4 of the Environmental and Assessment Regulation 2021

Part 7 Fees for reviews and appeals

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	N	1	A
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 cost of \$100,000 or less	\$247.13	N	1	A

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 cost of

Up to \$5,000	\$71.24	N	1	A
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\$5,001-\$250,000

(a) base fee	\$111.32	N	1	A
(b) plus, for each \$1,000, or part \$1,000, by which estimated cost exceeds \$5,000	\$1.50	N	1	A

\$250,001-\$500,000

(a) base fee	\$651.22	N	1	A
(b) plus, for each \$1,000, or part \$1,000, by which estimated cost exceeds \$250,000	\$0.85	N	1	A

\$500,001-\$1 million

(a) base fee	\$927.30	N	1	A
(b) plus, for each \$1,000, or part \$1,000, by which estimated cost exceeds \$500,000	\$0.50	N	1	A

\$1,000,001-\$10 million

(a) base fee	\$1,284.63	N	1	A
(b) plus, for each \$1,000, or part \$1,000, by which estimated cost exceeds \$1 million	\$0.40	N	1	A

More than \$10 million

(a) base fee	\$6,167.13	N	1	A
(b) plus, for each \$1,000, or part \$1,000, by which estimated cost exceeds \$10 million	\$0.27	N	1	A

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 cost of development is

(a) less than \$100,000	\$71.24	N	1	A
(b) \$100,000-\$1 million	\$194.81	N	1	A
(c) more than \$1 million	\$325.05	N	1	A
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	N	1	A

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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 cost of development is [continued]

7.6 Submitting application for review of a determination under the Act, section 8.3 on the NSW planning portal	\$5.57	N	1	A
7.7 Notice of application for review of a determination under the Act, section 8.3	\$807.07	N	1	A

Part 8 Fees for site compatibility certificates and site verification certificates under SEPPs

8.1 Application for site compatibility certificate under State Environmental Planning Policy (Housing) 2021

(a) base fee	\$345.09	N	1	A
(b) plus, for each dwelling	\$42.00	N	1	A
Maximum fee - including base fee & additional fee	\$696.86	N	1	A

8.2 Application for site compatibility certificate under State Environmental Planning Policy (Transport and Infrastructure) 2021, Chapter 2 or 3

(a) base fee	\$345.09	N	1	A
(b) plus, for each hectare, or part hectare, of area of land	\$265.00	N	1	A
Maximum fee - including base fee & additional fee	\$696.86	N	1	A
8.3 Application for site verification certificate under State Environmental Planning Policy (Resources and Energy) 2021, Part 2.4	\$4,868.02	N	1	A
8.4 Submitting application for site compatibility certificate on the NSW planning portal	\$44.53	N	1	A

Part 9 Other 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)	\$6,396.45	N	1	A
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)	\$19,189.34	N	1	A
9.3 Submitting complying development certificate on the NSW planning portal	\$40.08	N	1	A
9.4 Submitting application for construction certificate, subdivision works certificate, occupation certificate, subdivision certificate, building information certificate or complying development certificate on the NSW planning portal	\$44.53	N	1	A
9.5 Payment of monetary contribution or levy under the Act, Division 7.1 on the NSW planning portal	\$5.57	N	1	A
9.6 Submitting planning agreement on the NSW planning portal	\$6.00	N	1	A
9.7 Application for planning certificate under the Act, section 10.7(1)	\$69.02	N	1	A
9.8 Additional fee if planning certificate includes advice under the Act, section 10.7(5)	\$104.64	N	1	A
9.9 Provision of certified copy of a document, map or plan under the Act, section 10.8(2)	\$69.02	N	1	A

9.10 Public hearing by Independent Planning Commission under the Act, section 2.9(1)(d)

(a) base fee	\$73,686.05	N	1	A
(b) plus, additional fee for estimated costs of hearing	\$66,192.50	N	1	A

Other Council Fees

Admin Processing Fee - Per Application Type

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Amended Plans/Additional Information

Minor Development (\$0 to \$300,000)	\$61.00	N	5	K
Medium Development (\$300,001 to \$900,000)	\$140.00	N	5	K
Large Development (\$900,001 to \$10,000,000)	\$290.00	N	5	K
Extra Large Development (more than \$10,000,000)	By quotation - min fee \$360	N	5	K
Amended Application Plans	50% of original application fee or \$180 which ever is greater	N	5	K

Design Excellence Panel - Professional fees - initial consideration

Administration Fee - per meeting - Non refundable - paid on booking	\$372.00	N	1	A
i) less than 3 storeys	\$1,760.00	N	1	A
ii) Greater than 3 storeys	\$3,625.00	N	1	A

Subsequent referrals to the DEP

i) less than 3 storeys	\$615.00	N	1	A
ii) Greater than 3 storeys	\$1,230.00	N	1	A

Miscellaneous Fees

Connect private stormwater system into Council's piped stormwater drainage system	\$518.00	N	5	K
Written reply to letters of enquiry regarding development consent and other matters	\$214.00	N	5	K

Pre-Lodgement Meetings

Development with an estimated cost <\$1,000,000	\$414.00	Y	5	K
Development with an estimated cost >\$1,000,000	\$972.00	Y	5	K
Subdivisions	\$713.00	Y	5	K

Subdivision Services

Subdivision Works 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	Y	5	K
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Section 138 of the Roads Act 1993

For any works or activities in a public reserve, public road way or footpath (nature strip or verge). For all unclassified roads and many classified roads Local Government is the consent authority with TfNSW giving concurrence or consent on classified roads	By Quotation	N	5	K
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Engineering Inspections

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	N	5	K
Inspection fee for second and subsequent inspections of the same work – per inspection	\$262.50	N	5	K

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Engineering Inspections [continued]

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	\$262.50	N	5	K
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Bonding of Works

Application fee for bonding of works below \$2,500	\$411.00	N	5	K
Application fee for bonding of works over \$2,500	\$698.00	N	5	K
Release or partial release of bond	\$411.00	N	5	K

Subdivision Certificate – Linen Release

Torrens Title

Lodgement Fee for Subdivision Certificate – per lot:

1-10 lots – Fee per lot	\$633.00	N	5	K
11 lots and above – Fee per lot	\$588.00	N	5	K
Inspection fee for Principal Certifying Authority when Council did not issue construction certificate and/or compliance certificates – Fee per hour or part thereof	\$210.00	N	5	K

Strata Plan Applications – (s37 of the Strata Schemes Act)

Strata Plan Application Fees	By Quotation	Y	5	K
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Miscellaneous Items – Subdivision

Stormwater Drainage/Detention Volume & Flow Rates Enquiry	\$292.50	N	5	K
Application for a house number and/or re-numbering	\$292.50	N	6	M
Application for naming of a street	\$2,560.00	N	6	M

Execution of legal documents

Endorsement by General Manager/Authorised Officer	\$473.00	N	5	K
Release or variation of restriction	\$378.00	N	5	K

NSW Government Planning Reform Fee – (Clause 266)

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.	$P = \frac{0.64 \times E}{1,000.00} - 5$	N	1	A
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Development Services

Other Approvals and Permits, including S.68 of the Local Government Act 1993

Install a manufactured home, moveable dwelling or associated structure on land	As per DA & building services fees	N	5	K
Install a domestic/oil or solid heating appliance	Min. Fee: \$500.00	N	5	K
Operate a caravan park or camping ground – Approval to operate – per site	\$9.00	N	5	K
Operate a manufactured home estate – per site	\$9.00	N	5	K
Mobile Food Vendor – Application for Approval to Operate	\$208.00	N	4	J

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Bonds and Levies

Footpath / Road and Kerb & Gutter Damage Inspections levy – Non Refundable

Total cost of works under \$25,000	No fee	N	5	K
BCA Class 1 & 10	\$169.00	N	5	K
BCA Class 2 to 9 – except for Residential Flat Buildings	\$1,126.00	N	5	K
Class 2 Residential Flat Buildings	\$4,485.00	N	5	K

Services

Fee for services pursuant to s608 Local Government Act	\$297.50	N	4	J
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Building Services

For a comprehensive fee quote, please contact our Customer Service on 9847 6760

Construction Certificates

Once you have your development consent you will need a Construction Certificate, a building certifier (Principal Certifier) to do your inspections and an Occupation Certificate.

Building Class 1 and 10 Structures

By Quotation OR

Granny Flat	\$540.00	Y	5	K
Dwelling-house	\$681.00	Y	5	K
Alterations and additions	\$356.00	Y	5	K
Swimming pool	\$324.00	Y	5	K
Shed or garage	\$324.00	Y	5	K
Minor Structure (decks, carports, retaining walls)	\$246.50	Y	5	K
Demolition	\$246.50	Y	5	K

Building Class 2 to 9 Structures

Multi-Unit Housing	By quotation	Y	5	K
Commercial	By quotation	Y	5	K
Industrial	By quotation	Y	5	K

Complying Development Certificates

If you are planning to build under the NSW Housing Code you will need a Complying Development Certificate, a building certifier (Principal Certifier) to do your inspections and an Occupation Certificate

General Housing Code

By Quotation OR

Granny Flats	\$1,210.00	Y	5	K
Dwelling-house	\$1,630.00	Y	5	K
Alterations and Additions	\$834.00	Y	5	K
Swimming pools	\$626.00	Y	5	K
Sheds and garages	\$834.00	Y	5	K
Minor Structures (decks, carports, retaining walls)	\$626.00	Y	5	K
Demolition	\$422.00	Y	5	K
Pre-lodgment advice	\$214.00	Y	5	K