

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

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General Commercial & Industrial Code

By Quotation OR

Building Alterations (internal)	\$947.00	Y	5	K
Change of Building Use	\$947.00	Y	5	K
Shop fronts and awning alterations	\$947.00	Y	5	K
Mechanical ventilation	\$947.00	Y	5	K
Commercial & Industrial Code	By quotation	Y	5	K
Pre-lodgment advice	\$214.00	Y	5	K

Mandatory Building Inspections

You will need to appoint a Principal Certifying Authority (Principal Certifier) to carry out mandatory inspections before commencing your building project.

Building Class 1 and 10 Structures and Appointment of HSC as Principal Certifier

Appointment of HSC as Principal Certifier (plus inspection fees)	\$273.00	Y	5	K
Appointment of HSC as Replacement Principal Certifier (plus inspection fees)	\$929.00	Y	5	K
Granny Flat (includes 6 inspections)	\$1,284.00	Y	5	K
Dwelling-house (includes 6 inspections)	\$1,284.00	Y	5	K
Alterations and Additions (includes 5 inspections)	\$1,070.00	Y	5	K
Swimming pool (includes 3 inspections)	\$642.00	Y	5	K
Sheds and garages (includes 3 inspections)	\$642.00	Y	5	K
Minor Structures, including decks, carports and retaining walls (includes 3 inspections)	\$642.00	Y	5	K
Each additional reinspection	\$214.00	Y	5	K

Building Class 2 to 9 Structures and Appointment of HSC as Principal Certifier

Appointment of HSC as Principal Certifier	By quotation	Y	5	K
Appointment of HSC as Replacement Principal Certifier	By quotation	Y	5	K
Multi-Unit Housing	By quotation	Y	5	K
Commercial	By quotation	Y	5	K
Industrial	By quotation	Y	5	K

Occupation Certificates – Final – Where Council is the Principal Certifier

Prior to using or occupying a new structure you must obtain an Occupation Certificate. This certificate authorises:

(a) The occupation and use of a new building; (b) A change of building use for an existing building

Fee	\$214.00	Y	5	K
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Building Information Certificate (BIC) Applications

(Division 6.7)

Class 1 and 10 Buildings (Authorised)	\$297.50	N	1	A
Class 2-9 Buildings (Authorised)	By quotation	N	1	A
Buildings (Unauthorised)	By quotation	N	1	A

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 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

Additional inspection fee	\$214.00	N	1	A
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Name	Year 24/25 Fee (incl. GST)	GST	Pricing Structure	Service Category
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(Division 6.7) [continued]

Authorised building urgency Fee (additional to application fee) – Certificate issued within two working days on receipt of application	\$642.00	N	5	K
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Swimming Pools

Swimming Pool Exemption Applications

Exemption Under Section 22 of the Swimming Pools Act, 1992	\$250.00	N	1	A
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Swimming Pool Certificate of Compliance Applications – Section 22F of the Swimming Pools Act, 1992

Initial Swimming Pool Barrier Inspection Statutory fee	\$150.00	Y	1	A
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Subsequent Swimming Pool Barrier Inspection Statutory fee	\$100.00	Y	1	A
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Swimming Pool Barrier urgency fee (additional)	\$214.00	Y	5	K
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Miscellaneous Building Services Fees

Annual Fire Safety Statement Registration Fee	\$148.00	Y	5	K
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Bushfire Attack Level Advice (s 4.14)	\$500.00	Y	5	K
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Principal Certifying Authority Signs	\$12.50	Y	4	H
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Building Certifications – Hourly Rate	\$214.00	N	5	K
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You might need a service that we do not cover in this price sheet. If you do, we will charge you an hourly rate for the service

Annual Fire Safety Statement inspection fee	\$214.00	Y	5	K
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Request for extension of time to submit AFSS	\$214.00	N	5	K
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Request for extension of time to submit overdue AFSS	\$418.00	N	5	K
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Strategic Planning Services

Planning Certificates

Planning Certificate – the prescribed fee for the issue of a certificate under section 10.7 (2) of the Act is \$62 (Schedule 4, EP&A Regulation 2021)	\$69.02	N	1	A
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A council may charge one additional fee of not more than \$94 for any advice given under section 10.7 (5) of the Act (Schedule 4, EP&A Regulation 2021)	\$104.64	N	1	A
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Amendment of Environmental Planning Instrument

Pre Planning Proposal Lodgement Meeting Fee	\$1,335.00	Y	5	K
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Minor Rezoning (Planning Proposal)	\$34,765.00	N	5	K
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Major Rezoning (Planning Proposal) that would facilitate development with a potential construction value greater than \$20 Million.	\$69,380.00	N	5	K
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Reclassification – public hearing fee	Full cost recovery	N	5	K
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Fees for external consultants to peer review additional studies post Gateway Review approval	Full cost recovery	N	5	K
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Fees for amendment to the existing DCP	\$4,640.00	N	5	K
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Fees for amendment to the existing DCP requiring the engagement of external consultants (which may include the preparation of a site specific masterplan, DCP part or change to figures)	Full cost recovery	N	5	K
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