

Name	Year 25/26			Pricing Policy
	Fee (excl. GST)	GST	Fee (incl. GST)	

DEVELOPMENT

PRE APPLICATION DISCUSSIONS (PAD)

Formal Pre-Lodgement Stormwater Advice	\$480.00	\$48.00	\$528.00	PCR
Pre-DA Advice for a Single Dwelling House or Alterations and Additions to a Single Dwelling House (not including sites located between a road frontage and waterfront)	\$0.00	\$0.00	\$0.00	PCR
Pre-DA Advice for a Cost of Work not Exceeding \$500,000	\$759.09	\$75.91	\$835.00	PCR
Pre-DA advice for Development with a Cost of Work Between \$500,001 to \$2,000,000	\$1,036.36	\$103.64	\$1,140.00	PCR
Pre-DA Advice for Development with a Cost of Work Between \$2,000,001 and \$5,000,000	\$1,509.09	\$150.91	\$1,660.00	PCR
Pre-DA Advice for Development with a Cost of Work Between \$5,000,001 and \$20,000,000	\$2,500.00	\$250.00	\$2,750.00	PCR
Pre-DA Advice for Development over \$20,000,001	\$4,463.64	\$446.36	\$4,910.00	FCR

DEVELOPMENT APPLICATIONS

Estimated Cost of Development

The Fee Unit amount is determined under Environmental Planning and Assessment Regulation 2021 (the Regulation). The Regulation provides for an annual increase of the Fee Unit in accordance with movements in the Consumer Price Index (CPI) for the Quarter ending 31 March in each year from 2023.

(Refer to the Environment Planning and Assessment Regulation 2021 Schedule 4 for any other Statutory fees and charges not listed in this schedule).

Note: In the event of any inconsistency between the fee shown in this Policy and the Regulation, the fee in the Regulation prevails.

Up to \$5,000	\$147.00	\$0.00	\$147.00	REG
\$5,001–\$50,000	\$226 plus an additional \$3 for each \$1,000 (or part of \$1,000) by which the estimated costs exceeds \$5,000.			REG
\$50,001–\$250,000	\$469 plus an additional \$3.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$50,000.			REG
\$250,001 – \$500,000	\$1,554 plus an additional \$2.34 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000.			REG
\$500,001 – \$1,000,000	\$2,325 plus an additional \$1.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000.			REG
\$1,000,001 – \$10,000,000	\$3,483 plus an additional \$1.44 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000.			REG
More than \$10,000,000	\$21,146 plus an additional \$1.19 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000.			REG

Fee for lodgement of amended information after assessment has commenced

Amended Information for Development Application (Section 4.55). Review Applications Prior to Determination (Section 8.2)	The fee is 50% of the original DA fee	PCR
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Name	Year 25/26			Pricing Policy
	Fee (excl. GST)	GST	Fee (incl. GST)	

Exceptions and Variations to DA Fees

(i) Dwelling Houses with an estimated construction cost of \$100,000 or less. (Schedule 4 Fees - Part 2 (2.3) EPA Regn 2021)

Dwelling Houses - \$100,000 or less	\$606.00	\$0.00	\$606.00	REG
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(ii) Subdivision (Schedule 4 Fees - Part 2 (2.4, 2.5 and 2.6) EPA Regn 2021)

Development Application Involving Subdivision, Other than Strata Subdivision Involving the Opening of a Public Road (Clause 2.4 EPA Regn 2021)	\$833 plus \$65 per additional lot	REG
Development Application Involving Subdivision, Other than Strata Subdivision not Involving the Opening of a Public Road (Clause 2.5 EPA Regn 2021)	\$414 plus \$53 per additional lot	REG
Development Application Involving Strata Subdivision (Clause 2.6 EPA Regn 2021)	\$414 plus \$65 per additional lot	REG

(iii) Fee for an application for one or more advertisements (Schedule 4 Fees - Part 2 (2.2) EPA Regn 2021)

Development Application for Development for the Purposes of 1 or More Advertisements, but Only if the Fee Under the Item Exceeds the Fee that would be Payable Under Item 2.1 (Fee - One or More Advertisements)	\$357 plus \$93 for each additional advertisement	REG
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(iv) Additional fees for integrated development or concurrence of public authority (Schedule 4 Fees - Part 2 (3.1 and 3.2) EPA Regn 2021)

Additional Fee for Development Application for Integrated Development or Concurrence of Public Authority	For integrated development - \$176 payable to consent authority plus \$401 payable to (each) approval body Additional fee for DA requiring concurrence (other than if concurrence is assumed under the Regulations) - \$176 payable to consent authority plus \$401 payable to (each) approval body	REG
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(v) Development not involving the erection of a building, the carrying out of work, the subdivision of land or the demolition of a building or work (Schedule 4 Fees - Part 2 (2.7) EPA Regn 2021)

Development Application for Development not Involving the Erection of a Building, the Carrying Out of Work, the Subdivision of Land or the Demolition of a Work or Building	\$379.00	\$0.00	\$379.00	REG
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(vi) Designated Development (Schedule 4 Fees - Part 3 (3.3) EPA Regn 2021)

Additional Fee for Development Application for Designated Development	Additional fee \$1,154	REG
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(vii) S8.3 Review of determination (Part 7 EPA Regn 2021)

In the case of a request that does not involve works (Schedule 4 Fees - Part 7 (7.1) EPA Regn 2021)

Fee Request not Involving Works	50% of original DA fee	REG
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In the case of a request that involves the erection of a dwelling-house with an estimated cost of \$100,000 or less (Schedule 4 Fees - Part 7 (7.2) EPA Regn 2021)

Fee Dwelling-House - Cost of \$100,000 or less	\$253.00	\$0.00	\$253.00	REG
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Name	Year 25/26			Pricing Policy
	Fee (excl. GST)	GST	Fee (incl. GST)	

In the case of a request for any other development application, other than the following :

- Not involving the erection of a building, the carrying out of a work or the demolition of a work or building (Item 7.1)
- The erection of a dwelling house with an estimated cost of \$100,000 (Item 7.2)

Estimated Cost of Development (Schedule 4 Fees - Part 7 (7.3) EPA Regn 2021)

Up to \$5,000	\$73.00	\$0.00	\$73.00	REG
\$5,001-\$250,000	\$107 plus an additional \$1.50 for each \$1,000 (or part \$1,000) by which estimated cost exceeds \$5,000			REG
\$250,001-\$500,000	\$628 plus an additional \$0.85 for each \$1,000 (or part \$1,000) by which estimated cost exceeds \$250,000			REG
\$500,001-\$1,000,000	\$894 plus an additional \$0.50 for each \$1,000 (or part \$1,000) by which estimated cost exceeds \$500,000			REG
\$1,000,001-\$10,000,000	\$1,238 plus an additional \$0.40 for each \$1,000 (or part \$1,000) by which estimated cost exceeds \$1,000,000			REG
More than \$10,000,000	\$5,943 plus an additional \$0.27 for each \$1,000 (or part \$1,000) by which estimated cost exceeds \$10,000,000			REG
Notice of application for review of determination under the Act, section 8.3	plus an additional amount of not more than \$778 if notice of the application is required to be given under S8.3 of the Act			REG

(viii) Section 8.2(1)(c) Review of rejected application (Schedule 4 Fees - Part 7 (7.4) EPA Regn 2021)

Where Estimated Cost of Development is Less Than \$100,000	\$73.00	\$0.00	\$73.00	REG
Where Estimated Cost of Development is \$100,000 or More and Less Than or Equal to \$1,000,000	\$199.00	\$0.00	\$199.00	REG
Where Estimated Cost of Development is More Than \$1,000,000	\$333.00	\$0.00	\$333.00	REG

(ix) Appeal against determination of modification application under the Act, Section 8.9 (Schedule 4 Fees – Part 7 (7.5) EPA Regn 2021)

Fee	50% fee that was payable for the application the subject of appeal			REG
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(x) Submitting application for review of a determination under the Act, Section 8.3 on the NSW Planning portal (Schedule 4 Fees – Part 7 (7.6) EPA Regn 2021)

Fee	\$6.00	\$0.00	\$6.00	REG
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(xi) Modification of a consent - Minor Modification (Schedule 4 Fees – Part 4 (4.1) EPA Regn 2021)

Section 4.55(1) to Correct a Minor Error, Misdescription or Miscalculation	\$95.00	\$0.00	\$95.00	REG
NB This fee may be waived where Council is satisfied that it was responsible for the error to be corrected by the modification application.				

(xii) Modification of a consent - Minimal Environmental Impact (Schedule 4 Fees – Part 4 (4.2) EPA Regn 2021)

Modification Application under Section 4.55(1A) or Section 4.56 (1) that involves, in the consent authority's opinion, minimal environmental impact (Clause 258 EPA Regn)	Lesser of \$809 or 50% of original fee up to a maximum fee for original application			REG
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Name	Year 25/26			Pricing Policy
	Fee (excl. GST)	GST	Fee (incl. GST)	

(xiii) Maximum fee under S4.55(2), or S4.56(1) which is not of minimal environmental impact or is a modification of a court approved consent (Schedule 4 Fees – Part 4 (4.3 (a) and (b)) EPA Regn 2021)

If the original fee was less than \$100

Fee if Original Fee Less than \$100	50% of original fee			REG
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In the case of an application that does not involve works

Fee If Original development application was 1 fee unit or 1 fee unit or more and the original development application did not involve the erection of a building, the carrying out of work or the demolition of a work or building	50% of original fee			REG
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(xiv) Maximum fee under S4.55(2), or S4.56(1) that does not involve minimal environmental impact (Schedule 4 Fees – Part 4 (4.4 (a)) EPA Regn 2021)

If the Original Fee was \$100 or More	\$253.00	\$0.00	\$253.00	REG
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(xv) In the case of a request that involves the erection of a dwelling-house with an estimated cost of \$100,000 or less (Schedule 4 Fees – Part 4 (4.4(b)) EPA Regn 2021)

Fee Dwelling-House Estimated Cost of \$100,000 or Less	\$253.00	\$0.00	\$253.00	REG
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(xvi) In the case of a request for any other modification application under S4.55(2) or S4.56 of the Act which is not of minimal environmental impact (Schedule 4 Fees – Part 4 (4.5) EPA Regn 2021)

Estimated Cost of Development (Maximum Fee Payable)

Up to \$5,000	\$73.00	\$0.00	\$73.00	REG
\$5,001-\$250,000	\$106 plus an additional \$1.50 for each \$1,000 (or part of \$1,000) of the estimated cost			REG
\$250,001-\$500,000	\$628 plus an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000			REG
\$500,001-\$1,000,000	\$894 plus an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000			REG
\$1,000,001-\$10,000,000	\$1,238 plus an additional \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000			REG
More than \$10,000,000	\$5,943 plus an additional \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000			REG

(xvii) Submitting modification application under the Act, section 4.55(1A) or (2) on the NSW planning portal (Schedule 4 Fees – Part 4 (4.9) EPA Regn 2021)

Additional Fee	\$46.00	\$0.00	\$46.00	REG
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(xviii) Extension of lapsing period of a development consent

Fee Extension of Lapsing Period	\$690.00	\$0.00	\$690.00	PCR
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Name	Year 25/26			Pricing Policy
	Fee (excl. GST)	GST	Fee (incl. GST)	

DESIGN REVIEW PANEL / DESIGN REVIEW FORUM

Design Review Panel Application for Meeting	\$3,996.00	\$0.00	\$3,996.00	REG
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Name	Year 25/26			Pricing Policy
	Fee (excl. GST)	GST	Fee (incl. GST)	

NEIGHBOUR NOTIFICATION

Notification of designated development may be required beyond what is envisaged in the regular Neighbour Notification Fee. An additional Neighbour Notification Fee of up to \$2,596 may be charged, upon confirmation with Manager and by quotation.

Giving of Notice of Designated Development (Schedule 4 Fees - Part 3 (3.5) EPA Regn 2021)	\$2,957.00	\$0.00	\$2,957.00	REG
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Development required to be advertised and/or neighbour notified by DCP (including modifications of consents lodged under S4.55(1A))

Development that is assessed as requiring advertising will require payment of the Advertising fee in order for the assessment to be finalised. Occasionally this may not be determined until assessment has commenced. In such instances the fee is required in order for the assessment to continue.

Advertisement	\$670.00	\$0.00	\$670.00	PCR
Readvertising – when required	\$670.00	\$0.00	\$670.00	PCR

Notification / Advice / Post Determination Notification

Where an application requires renotification, for instance in the case of amended plans, renotification attracts the same fee as the initial notification process, except where renotification is greater than 100 letters, an additional \$10 per letter is charged.

Please note that from time to time other fees as required by NSW State Government Authorities may apply (ie integrated Development, Concurrence fee).

Neighbour Notification – cost of development up to \$150,000	\$185.00	\$0.00	\$185.00	FCR
Neighbour Notification – cost of development between \$150,001 and \$500,000	\$335.00	\$0.00	\$335.00	FCR
Neighbour Notification – cost of development greater than \$500,001 up to and including \$1 million	\$550.00	\$0.00	\$550.00	FCR
Neighbour Notification – cost of development greater \$1 million and up to \$3 million.	\$765.00	\$0.00	\$765.00	FCR
Neighbour Notification – cost of development greater than \$3 million up to and including \$5 million	\$920.00	\$0.00	\$920.00	FCR
Neighbour Notification – cost of development greater than \$5 million up to and including \$10 million	\$1,280.00	\$0.00	\$1,280.00	FCR
Neighbour Notification – cost of development greater than \$10 million	\$1,670.00	\$0.00	\$1,670.00	FCR
Neighbour Notification for Land & Environment Court Matters and subject to Manager endorsement - per letter	\$7.30	\$0.00	\$7.30	FCR

Stamping Additional Approved Plans - per copy or re-issue of e-plans

Stamping Additional Approved Plans – per copy or re-issue of e-plans	\$355.00	\$0.00	\$355.00	PCR
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PUBLIC PLACE ENVIRONMENTAL DAMAGE & PERFORMANCE - SECURITY BOND & FEES

This refundable bond is used to recover costs incurred to rectify any damage to Council's assets and or the environment as a result of the implementation of the development.

Administration Fee for Bonds	\$270.00	\$0.00	\$270.00	PCR
Development Value \$600,001 – \$1,000,000	\$10,000.00	\$0.00	\$10,000.00	BOND
Development Value \$1,000,001 – \$1,500,000	\$12,000.00	\$0.00	\$12,000.00	BOND

Name	Year 25/26			Pricing Policy
	Fee (excl. GST)	GST	Fee (incl. GST)	

PUBLIC PLACE ENVIRONMENTAL DAMAGE & PERFORMANCE - SECURITY BOND & FEES

[continued]

Development Value Greater than \$1,500,000	Individual Assessment			BOND
Demolition/Earthworks	\$4,000.00	\$0.00	\$4,000.00	BOND
Swimming Pools	\$3,000.00	\$0.00	\$3,000.00	BOND
Removing Buildings	\$11,000.00	\$0.00	\$11,000.00	BOND
Tree Placement and Maintenance Bond (PBE Order)	Individual Assessment			BOND

Name	Year 25/26			Pricing Policy
	Fee (excl. GST)	GST	Fee (incl. GST)	

CERTIFICATION SERVICES

Additional Inspections due to Unsatisfactory Inspection Result, Unauthorised Works or Substantiated Complaints	\$322.73	\$32.27	\$355.00	PCR
Modification of a Construction Certificate after Determination and prior to work commencing	50% of original fee or a minimum fee \$300 for a minor change subject to support by Manager or Director			PCR
Subsequent Construction Certificate following a modification application where work has commenced	75% of original fee or a minimum fee \$300 for a minor change subject to support by Manager or Director			PCR
Modification of a Complying Development Certificate prior to work commencing	75% of original fee or a minimum fee \$500 for a minor change subject to support by Manager or Director			PCR
Subsequent Complying Development Certificate where work has commenced	75% of original fee or a minimum fee \$500 for a minor change subject to support by Manager or Director			PCR
Certificate Registration – fee per certificate	\$46.80	\$0.00	\$46.80	REG
Issue of additional Occupation Certificates, where additional inspections were required, additional inspection fees apply	\$286.36	\$28.64	\$315.00	PCR

CERTIFICATION SERVICES WITHIN SUTHERLAND SHIRE

1A. Construction Certificate - Class 1 and 10 structures

Swimming Pools; includes pool fencing and associated pool decking if applicable	\$1,072.73	\$107.27	\$1,180.00	PCR
Demolition	\$804.55	\$80.45	\$885.00	PCR
Cost of Works < \$5,001	\$804.55	\$80.45	\$885.00	PCR
Cost of Works Exceeds \$5,001 to \$20,000	\$770 plus an additional \$5 per \$1,000 (or part thereof) by which the estimated cost exceeds \$5,000			PCR
Cost of Works Exceeds \$20,001 to \$250,000	\$845 plus an additional \$7 per \$1,000 (or part thereof) by which the estimated cost exceeds \$20,000			PCR
Cost of Works Exceeds \$250,001 to \$2,000,000	\$2,500 plus an additional \$5 per \$1,000 (or part thereof) by which estimated cost exceeds \$250,000			PCR
Cost of Works Exceeds \$2,000,000	By written quotation based on an hourly rate of \$300			PCR

Name	Year 25/26			Pricing Policy
	Fee (excl. GST)	GST	Fee (incl. GST)	

1B. Construction Certificate - Class 2 to 9 structures *

Change of Use / Establish (Initial) Use / Fit Out	By quotation and 20% administration fee	PCR
Cost of Works < \$5,001	By quotation and 20% administration fee	PCR
Cost of Works Exceeds \$5,001 to \$20,000	By quotation and 20% administration fee	PCR
Cost of Works Exceeds \$20,001 to \$250,000	By quotation and 20% administration fee	PCR
Cost of Works Exceeds \$250,001 to \$1,500,000	By quotation and 20% administration fee	PCR
Works in Excess of \$1,500,000	By quotation and 20% administration fee	PCR

* Where Council determines the appropriate skill/resource is unavailable, the application will be subject to a quote from an appropriately accredited certifier of Council's choosing, with an additional administration fee of 20% to be retained by Council.

2A. Private Certifier Appointment & Inspection Fees

Private Certifier fee includes specified inspections and an Occupation Certificate (whether interim or final), Class 1 and 10 structures.

Swimming Pools; includes pool fencing and associated pool decking if applicable	\$863.64	\$86.36	\$950.00	PCR
Cost of Works < \$6,000 – up to 2 inspections – additional inspections attract additional inspection fees	\$640.91	\$64.09	\$705.00	PCR
Cost of Works \$6,001 – \$20,000 – up to 3 inspections – additional inspections attract additional inspection fees	\$945.45	\$94.55	\$1,040.00	PCR
Cost of Works \$20,001 – \$100,000 – up to 4 inspections – additional inspections attract additional inspection fees	\$1,209.09	\$120.91	\$1,330.00	PCR
Cost of Works \$100,001 – \$150,000 – up to 5 inspections – additional inspections attract additional inspection fees	\$1,618.18	\$161.82	\$1,780.00	PCR
Cost of Works \$150,001 – \$250,000 – up to 6 inspections – additional inspections attract additional inspection fees	\$1,927.27	\$192.73	\$2,120.00	PCR
Cost of Works \$250,001 – \$2,000,000 – up to 7 inspections for one dwelling – additional inspections attract additional inspection fees. Additional dwellings attract a further fee of \$2,000.00 per dwelling and additional inspection fees after 7 inspections.	\$3,200.00	\$320.00	\$3,520.00	PCR
Works in Excess of \$2,000,000	\$300 per hour			PCR
Occupation Certificate and Legacy BA – if not issued within 5 years of initial PC appointment – provides research, 2 inspections and issue of certificate	Twice PC fee that applies at the time of booking the initial inspection, or minimum \$1,000			PCR

Name	Year 25/26			Pricing Policy
	Fee (excl. GST)	GST	Fee (incl. GST)	

2B. Private Certifier Appointment & Inspection Fees *

Private Certifier fee includes specified inspections and an Occupation Certificate, whether interim or final), Class 2 to 9 structures.

Cost of Works < \$5,001 – Mandatory inspections are specified in the PC agreement. Additional inspections attract the additional inspections fee	\$1,072.73	\$107.27	\$1,180.00	PCR
Cost of Works exceeds \$5,000 and less than \$250,000 – Mandatory inspections are specified in the PC agreement. Additional inspections attract the additional inspections fee	\$1,080 plus an additional \$5 per \$1,000 (or part thereof) by which the estimated cost exceeds \$5,000			PCR
Cost of Works Exceeds \$250,000 and less than \$2,000,000 – Mandatory inspections are specified in the PC agreement. Additional inspections attract the additional inspections fee	\$2,305 plus an additional \$7.50 per \$1,000 (or part thereof) by which the estimated cost exceeds \$250,000			PCR
Works in Excess of \$2,000,000 – Mandatory inspections are specified in the PC agreement. Additional inspections attract the additional inspections fee	\$300 per hour			PCR
Change of Use for small business/commercial includes 2 inspections and issue of occupation certificate	\$1,072.73	\$107.27	\$1,180.00	PCR
Occupation Certificate and Legacy BA – if not issued within 5 years of initial PC appointment – provides research, 2 inspections and issue of certificate	Twice PC fee that applies at the time of booking the initial inspection, or minimum \$1,000			PCR

* Where Council determines the appropriate skill/resource is unavailable, the application will be subject to a quote from an appropriately accredited certifier of Council's choosing, with an additional administration fee of 20% to be retained by Council.

3A. Complying Development Certificates - Class 1 and 10 structures

Cost of Works < \$5,001 – Mandatory inspections are specified in the PC agreement. Additional inspections attract the additional inspections fee	\$1,072.73	\$107.27	\$1,180.00	PCR
Cost of Works Exceeds \$5,001 to \$20,000	\$1,130 plus an additional \$5 per \$1,000 (or part thereof) of the estimated cost by which the estimated cost exceeds \$5000			PCR
Cost of Works Exceeds \$20,001 to \$250,000	\$1,500 plus an additional \$6.00 per \$1,000 (or part thereof) of the estimated cost by which the estimated cost exceeds \$20,000			PCR
Cost of Works Exceeds \$250,001 to \$1,500,000	\$3,110 plus an additional \$7.00 per \$1,000 (or part thereof over \$250k) of the estimated cost to a maximum of \$30,000			PCR
Swimming Pools; includes pool fencing and associated pool decking if applicable	\$1,072.73	\$107.27	\$1,180.00	PCR
Demolition	\$804.55	\$80.45	\$885.00	PCR
Works in Excess of \$1,500,001	\$300 per hour			PCR
Home Business CDC (General Development Code)	\$381.82	\$38.18	\$420.00	PCR

3B. Complying Development Certificates - Class 2 to 9 structures *

Cost of Works < \$30,001	By quotation and 20% administration fee	PCR
Cost of Works Exceeds \$30,000 and less than \$1,000,001	By quotation and 20% administration fee	PCR
Works in Excess of \$1,000,000	By quotation and 20% administration fee	PCR

* Where Council determines the appropriate skill/resource is unavailable, the application will be subject to a quote from an appropriately accredited certifier of Council's choosing, with an additional administration fee of 20% to be retained by Council.

4. Letters of Confirmation of Inspection Results

Fee Confirmation Letter	\$327.27	\$32.73	\$360.00	PCR
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Name	Year 25/26			Pricing Policy
	Fee (excl. GST)	GST	Fee (incl. GST)	

5. Certificate for confirmation of Classification of Building

Fee Confirmation Certificate	\$360.00	\$0.00	\$360.00	PCR
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6. Applications for Certificates under Section 88G of the Conveyancing Act

No Inspection Required	\$10.00	\$0.00	\$10.00	REG
Section 88G Certificate	\$35.00	\$0.00	\$35.00	REG
Expedited Assessment and Issue	\$90.00	\$0.00	\$90.00	REG

CERTIFICATION SERVICES OUTSIDE SUTHERLAND SHIRE

7A. Construction Certificates

By Written Quotation Based on an Hourly Rate	\$527.27	\$52.73	\$580.00	PCR
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7B. Complying Development Certificate Applications

By Written Quotation Based on an Hourly Rate	\$527.27	\$52.73	\$580.00	PCR
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7C. Private Certifier Appointments & Inspections and issue of Final Occupation Certificate

By Written Quotation Based on an Hourly Rate	\$322.73	\$32.27	\$355.00	PCR
Occupation Certificate and Legacy BA – if not issued within 5 years of initial PC appointment – provides research, 2 inspections and issue of certificate	Twice PC fee that applies at the time of booking the initial inspection, or minimum \$1,000			PCR

PLANNING

Planning Proposals Request

Basic: Minor LEP changes for administrative and minor matters

Standard: An LEP amendment for a specific site seeking a change in planning controls that is consistent with the existing strategic planning framework

Complex: A complex LEP change that may not be wholly consistent with the existing strategic planning framework, and/or types of LEP changes that are not defined as Basic or Standard

Planning Proposal

A Planning Proposal is an instrument that seeks to vary the local planning framework set by Sutherland Shire Local Environmental Plan 2015. Gateway Determination is a checkpoint for a planning proposal which reviews site specific and strategic merit and whether it should proceed to public exhibition.

Planning Proposals that are determined to be of 'Shire Significance' will be subject to additional fees based on the resourcing requirements.

30% refund if the proposal does not proceed passed Gateway.

Basic Planning Proposal	\$50,000.00	\$0.00	\$50,000.00	PCR
Standard Planning Proposal	\$80,000.00	\$0.00	\$80,000.00	PCR
Complex Planning Proposal	\$100,000.00	\$0.00	\$100,000.00	PCR

Name	Year 25/26			Pricing Policy
	Fee (excl. GST)	GST	Fee (incl. GST)	

Advertising And Notification

Public Hearing Costs – Per Property & Land Management	Incurred cost plus 5%			FCR
Design Review Panel	\$4,062.00	\$0.00	\$4,062.00	PCR
Local Planning Panel Referral	\$4,062.00	\$0.00	\$4,062.00	PCR

TREE PRUNING AND REMOVAL APPLICATION FEE

Application Fee General without TRAQ report and Review of Determination	\$206.00	\$0.00	\$206.00	PCR
Application Fee General without TRAQ report and Review of Determination - Pensioner	\$90.00	\$0.00	\$90.00	PCR
Application Fee with Tree Risk Assessment Qualification (TRAQ)	\$44.00	\$0.00	\$44.00	REG
Application Fee with Tree Risk Assessment Qualification (TRAQ) - Pensioner	\$19.00	\$0.00	\$19.00	PCR

TREE PLANTING FEE

Planting of Trees in Road Reserves as required by Conditions of Consent/Roads Act permits. Includes Trees, Planting and Maintenance to Council specification. Does not include infrastructure works.

300mm Trees	\$522.73	\$52.27	\$575.00	PCR
45L Trees	\$940.91	\$94.09	\$1,035.00	PCR
100L Trees	\$1,110.91	\$111.09	\$1,222.00	PCR
200L Trees	\$1,887.13	\$188.71	\$2,075.85	PCR
400L Trees	\$3,290.19	\$329.02	\$3,619.20	PCR

OFFSET TREE REPLACEMENT FEE

(see applicable Ratios under Urban Tree and Bushland Policy 2:1, 4:1, 8:1)

Per Tree	\$377.27	\$37.73	\$415.00	PCR
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LANDSCAPE INSPECTION FEE

Inspection of Landscaping as per approved plans - Dwellings - Initial Fee	\$275.00	\$0.00	\$275.00	PCR
Inspection of Landscaping as per approved plans - Dwellings - Subsequent Fee	\$128.00	\$0.00	\$128.00	PCR
Inspection of Landscaping as per approved plans - Dual Occupancy - Initial Fee	\$355.00	\$0.00	\$355.00	PCR
Inspection of Landscaping as per approved plans - Dual Occupancy - Subsequent Fee	\$233.00	\$0.00	\$233.00	PCR
Inspection of Landscaping as per approved plans - Town Houses (4 or less) - Initial Fee and each Subsequent Fee	\$490.00	\$0.00	\$490.00	PCR
Inspection of Landscaping as per approved plans - Town Houses (more than 4) - Initial Fee and each Subsequent Fee	\$730.00	\$0.00	\$730.00	PCR
Inspection of Landscaping as per approved plans - Units less than 25 - Initial Fee and each Subsequent Fee	\$970.00	\$0.00	\$970.00	PCR
Inspection of Landscaping as per approved plans - Units equal to or greater than 25 less than 50 - Initial Fee and each Subsequent Fee	\$1,460.00	\$0.00	\$1,460.00	PCR
Inspection of Landscaping as per approved plans - Units equal to or greater than 50 - Initial Fee and each Subsequent Fee	\$3,660.00	\$0.00	\$3,660.00	PCR
Inspection of Landscaping as per approved plans - Commercial/ Industrial Sites - Initial Fee and each Subsequent Fee	\$490.00	\$0.00	\$490.00	PCR

Name	Year 25/26			Pricing Policy
	Fee (excl. GST)	GST	Fee (incl. GST)	

FIRE SAFETY MATTERS

Additional Processing Fee for Subsequent Fire Safety Statements (includes reviewing unsatisfactory AFSS & SFSS)	\$100.00	\$10.00	\$110.00	PCR
Fee for the Review / Consideration of Changes of a Fire Safety Schedule	\$180.00	\$18.00	\$198.00	PCR
Fire Safety Administration Fee relating to annual fire safety statements	\$170.91	\$17.09	\$188.00	PCR
Inspection of Premises as a Result of Council's Fire Safety Program Per Hour or Part Thereof	\$158.18	\$15.82	\$174.00	PCR
Fire Safety Advice Fee Per Hour or Part Thereof	\$174.00	\$0.00	\$174.00	PCR
Bushfire Safety Administration Fee	\$32.27	\$3.23	\$35.50	PCR

Name	Year 25/26			Pricing Policy
	Fee (excl. GST)	GST	Fee (incl. GST)	

BOARDING HOUSE INSPECTIONS

Initial Inspection Fee	\$270.00	\$0.00	\$270.00	PCR
Subsequent (Reinspection) Fee	\$185.00	\$0.00	\$185.00	PCR

ISSUING COMPLIANCE COST NOTICES

Environmental Building and Compliance Officer – per hour	\$114.00	\$0.00	\$114.00	REG
Environmental Building and Compliance Supervisor – per hour	\$195.00	\$0.00	\$195.00	REG
Compliance Cost Notice relating to Development Control Order, Minor Works (Class 1 and 10 buildings, dual occupancies and small lot housing)	\$500.00	\$0.00	\$500.00	PCR
Compliance Cost Notice relating to Development Control Orders, Major works (All work other than minor works)	\$750.00	\$0.00	\$750.00	REG

This Compliance Cost Notice (EPA) is where Council issues a development control order.

The costs relate to pay all or any reasonable costs and expenses incurred by the relevant enforcement authority in connection with

(a) monitoring action under the development control order, and

(b) ensuring that the development control order is complied with, and

(c) any costs or expenses relating to an investigation that leads to the giving of the development control order, and

(d) any costs or expenses relating to the preparation or serving of the notice of the intention to give the development control order, and

(e) any other matters associated with the development control order.

ACTIVITY APPLICATIONS

Install a manufactured home, moveable dwelling or associated structure on land	\$335.00	\$0.00	\$335.00	PCR
Install a domestic oil or solid fuel heating appliance other than a portable appliance	\$235.00	\$0.00	\$235.00	PCR
Install or alter a waste treatment device or human waste storage facility (includes on-site septic systems & Domestic Grey water Treatment Systems)	\$245.00	\$0.00	\$245.00	PCR
Mobile Food Vending Application Low Risk – Bike	\$120.00	\$0.00	\$120.00	PCR
Mobile Food Vending Application High Risk – Van	\$215.00	\$0.00	\$215.00	PCR
Caravan Parks Renewal Application - Charge per site	\$5.00	\$0.00	\$5.00	REG
Caravan Parks Renewal Application - Each subsequent reinspection required as part of the renewal process.	\$135.00	\$0.00	\$135.00	PCR
Fee for all other activities requiring approval under Chapter 7 of the LG Act	\$395.00	\$0.00	\$395.00	PCR