

Name	Year 22/23			Pricing Policy
	Fee (excl. GST)	GST	Fee (incl. GST)	

CERTIFICATES

CERTIFICATE REGISTRATION

Deposited Plan and Land Title Information	\$52.00	\$0.00	\$52.00	PCR
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BUILDING CERTIFICATES (Clause 260 EPA Regulation)

Where an application for a building certificate is made after 1 September 2008 and either development consent, a Complying Development Certificate or a Construction Certificate was required but not applied for, the fee for the Building Certificate is the fee that would have been payable for either the Development Consent, Complying Development Certificate or the Construction Certificate, whichever is applicable. This fee is limited to any erection or alteration of a building in the period 24 months immediately preceding the date of the application for the Building Certificate.

Building Certificate Fee (Unauthorised Works)	Fee equal to the fee otherwise payable for a development application and construction certificate for the works			REG
The additional fee is in accordance with the <i>Environmental Planning & Assessment Regulation 2000</i> Clause 260 3 (A) and 3 (B) and is equal to the fee otherwise payable for a Development Application and Construction Certificate for the works. The Unauthorised Works Processing Fee for BC Applications is charged as a result of there being unauthorised works within the subject developemnt.				

a) Dwellings and Outbuildings Only

Dwelling and Outbuilding Fee	\$250.00	\$0.00	\$250.00	REG
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b) Buildings other than dwellings or outbuildings

Floor not exceeding 200m ²	\$250.00	\$0.00	\$250.00	REG
Floor area between 200m ² and 2,000m ²	\$250.00 + 50c for every sq mtr over 200m ²			REG
Floor area in excess of 2,000m ²	\$1,165.00 + 7.5c for every sq mtr over 2,000m ²			REG
Additional Inspections – per inspection. A reinspection fee will also be charged (per reinspection).	\$90.00	\$0.00	\$90.00	REG

BUSHFIRE RISK CERTIFICATES

Bushfire Risk Certificates	\$381.82	\$38.18	\$420.00	PCR
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FLOOD INFORMATION

Flood Information Sheet	\$375.00	\$0.00	\$375.00	PCR
Sylvania Waterways Floor Level Information	\$120.00	\$0.00	\$120.00	PCR

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SUBDIVISION CERTIFICATE

Subdivision Application Base Fee - additional charges apply as below according to type (base fee only applies for re-endorsing previously endorsed documentation)	\$410.00	\$0.00	\$410.00	PCR
Torrens (including Community) / Strata	Base fee plus \$350 per lot to a maximum of \$10,000			PCR
Stratum	Base fee plus \$1,000 per lot created with a maximum total of \$10,000			PCR
All other property matters including instruments, covenants, consolidation, redefinition, boundary adjustment	Base fee plus \$400			PCR

PLANNING CERTIFICATES

Issued under the Environmental Planning and Assessment Act 1979

Planning Certificate (Previous Section 149(2))	\$62.00	\$0.00	\$62.00	REG
Planning Certificate (Previous Section 149(2) (5))	\$156.00	\$0.00	\$156.00	REG

OUTSTANDING NOTICES

Certificates to be issued under both the s735A of the *Local Government Act 1993* and s121ZP of the *Environmental Planning and Assessment Act 1979*.

Outstanding Notices	\$160.00	\$0.00	\$160.00	PCR
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RATES CERTIFICATES

Issued under s603 of the *Local Government Act 1993*.

S603 Rates Certificate	\$90.00	\$0.00	\$90.00	REG
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SUBDIVISION WORKS CERTIFICATES

(No inspections included) - Applicable where Council is appointed PCA

Small lot subdivision up to 3 lots	\$1,000 plus \$500 per lot			PCR
Medium size subdivision 4 - 10 lots	\$5,000 plus \$500 per lot			PCR
Large subdivision greater than 10 lots	\$10,000 plus \$500 per lot (maximum total \$50,000)			PCR

PRIVATE CERTIFIER APPOINTMENT

For inspection of Subdivision Construction Works with NIL public infrastructure works

Subdivision – PC appointment base fee with additional charges as below	\$4,100.00	\$0.00	\$4,100.00	PCR
Inspections - Miscellaneous or reinspections	\$310.00	\$0.00	\$310.00	PCR

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PRIVATE CERTIFIER APPOINTMENT

For inspection of Subdivision Construction Works with public infrastructure works

Small lot subdivision up to 3 lots			\$1,000 plus \$500 per lot	PCR
Medium lot subdivision 4 - 10 lots			\$5,000 plus \$500 per lot	PCR
Large Subdivision greater than 10 lots			\$10,000 plus \$500 per lot (maximum total \$30,000)	PCR
Inspections - Miscellaneous or reinspections	\$365.00	\$0.00	\$365.00	PCR

SWIMMING POOL SAFETY

Inspection Fee – Initial Inspection	\$136.36	\$13.64	\$150.00	REG
Subsequent Unsatisfactory Inspection	\$90.91	\$9.09	\$100.00	REG
Certificate of Safety – Child-Resistant Barrier Exemption	\$250.00	\$0.00	\$250.00	REG
Pool Safety Signs	\$23.64	\$2.36	\$26.00	PCR