

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

## DEVELOPMENT

### PRE APPLICATION DISCUSSIONS (PAD)

|  |            |          |            |     |
|--|------------|----------|------------|-----|
| Pre-development application service (single dwelling houses)   | \$363.64   | \$36.36  | \$400.00   | PCR |
| Dwellings (up to 2) or development with a cost of work not exceeding \$500,000                       | \$545.45   | \$54.55  | \$600.00   | PCR |
| Dwellings (3 – 14 dwellings) or development with a cost of work not exceeding \$2 million            | \$727.27   | \$72.73  | \$800.00   | PCR |
| Dwellings (15 – 49 dwellings) or development with a cost of work between \$2 million and \$7 million | \$2,636.36 | \$263.64 | \$2,900.00 | PCR |
| Dwellings (50 or more dwellings) or development with a cost of work exceeding \$7 million            | \$4,818.18 | \$481.82 | \$5,300.00 | PCR |

## DEVELOPMENT APPLICATIONS

### Estimated Cost of Development

The estimated cost will be determined by reference to a genuine estimate of the construction costs of the building or work or the costs of the demolition. If a genuine estimate is not provided with the application Council will prepare an estimate that will form the basis for the calculation.

This fee does not cover pre-application discussions, mediation, advertising or consideration of public submissions.

For staged development, the total DA fee for all stages must not exceed the fee that would be charged if the proposal was submitted as one application. Council will determine the appropriate proportion of the fee to be paid with each stage based on the amount of development proposed and the amount of assessment required.

|                            |   |        |          |     |
|----------------------------|---|--------|----------|-----|
| Up to \$5,000              | \$129.00  | \$0.00 | \$129.00 | REG |
| \$5,001–\$50,000           | \$198, 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         | \$412, 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      | \$1,356, 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    | \$2,041, 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 | \$3,058, 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     | \$18,565, plus an additional \$1.19 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000. |        |          | REG |

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## 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)

|  |                      |     |
|--|----------------------|-----|
| Fee Dwelling Houses cost \$100,000 or less | Maximum fee \$532.00 | REG |
|--|----------------------|-----|

### (ii) Subdivision (Schedule 4 Fees - Part 2 (2.4, 2.5 and 2.6) EPA Regn 2021)

|   |  |     |
|---|--|-----|
| Other than strata subdivision involving the opening of a public road (Clause 2.4 EPA Regn 2021)     | \$777.00 plus \$65.00 per additional lot | REG |
| Other than strata subdivision not involving the opening of a public road (Clause 2.5 EPA Regn 2021) | \$386.00 plus \$53.00 per additional lot | REG |
| Strata Subdivision (Clause 2.6 EPA Regn 2021)   | \$386.00 plus \$65.00 per additional lot | REG |

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

|                                |   |     |
|--------------------------------|---|-----|
| Fee One or More Advertisements | \$333.00 plus \$93.00 for each subsequent sign or the fee calculated from the D.A. fee table, whichever is the greater. | REG |
|--------------------------------|---|-----|

### (iv) Additional fees for integrated development or concurrence of public authority (Schedule 4 Fees - Part 2 (3.1 and 3.2) EPA Regn 2021)

|   |   |     |
|---|---|-----|
| Fee Integrated Development or Concurrence of Public Authority | Additional fee of \$164.00 plus \$374.00 for each approval body | REG |
|---|---|-----|

### (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)

|  |                      |     |
|--|----------------------|-----|
| Fee Development not involving the erection of a building etc | Maximum fee \$333.00 | REG |
|--|----------------------|-----|

### (vi) Designated Development (Schedule 4 Fees - Part 3 (3.3) EPA Regn 2021)

|                            |                           |     |
|----------------------------|---------------------------|-----|
| Fee Designated Development | Additional fee \$1,076.00 | REG |
|----------------------------|---------------------------|-----|

### (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 |
|---------------------------------|------------------------|-----|

#### *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 | \$222.00 | \$0.00 | \$222.00 | REG |
|--|----------|--------|----------|-----|

#### *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)

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

|                                  |  |        |         |     |
|----------------------------------|--|--------|---------|-----|
| Up to \$5,000                    | \$64.00  | \$0.00 | \$64.00 | REG |
| \$5,001-\$250,000                | \$100.00 plus an additional \$1.50 for each \$1,000.00 (or part of \$1,000.00) by which the estimated cost exceeds \$5,000.            |        |         | REG |
| \$250,001-\$500,000              | \$585.00, plus an additional \$0.85 for each \$1,000.00 (or part of \$1,000.00) by which the estimated cost exceeds \$250,000.00.      |        |         | REG |
| \$500,001-\$1,000,000            | \$833.00, plus an additional \$0.50 for each \$1,000.00 (or part of \$1,000.00) by which the estimated cost exceeds \$500,000.00.      |        |         | REG |
| \$1,000,001-\$10,000,000         | \$1,154.00, plus an additional \$0.40 for each \$1,000.00 (or part of \$1,000.00) by which the estimated cost exceeds \$1,000,000.00.  |        |         | REG |
| More than \$10,000,000           | \$5,540.00, plus an additional \$0.27 for each \$1,000.00 (or part of \$1,000.00) by which the estimated cost exceeds \$10,000,000.00. |        |         | REG |
| Additional Amount (Part 7 (7.7)) | plus an additional amount of not more than \$725 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                                     | \$64.00  | \$0.00 | \$64.00  | REG |
| where estimated cost of development is \$100,000 or more and less than or equal to \$1,000,000 | \$175.00 | \$0.00 | \$175.00 | REG |
| where estimated cost of development is more than \$1,000,000                                   | \$292.00 | \$0.00 | \$292.00 | 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 |
|-----|--|--|--|-----|

#### (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 | \$5.00 | \$0.00 | \$5.00 | REG |
|-----|--------|--------|--------|-----|

#### (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  | \$83.00 | \$0.00 | \$83.00 | 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)

|  |   |  |  |     |
|--|---|--|--|-----|
| Section 4.55(1A) (Clause 258 EPA Regn) | Lesser of \$754 or 50% of original fee up to a maximum fee for original application |  |  | REG |
|--|---|--|--|-----|

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(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 |
|-------------------------------------|--|--|---------------------|-----|

*In the case of an application that does not involve works*

|   |  |  |                     |     |
|---|--|--|---------------------|-----|
| Fee If Original Fee more than \$100 Non Works |  |  | 50% of original fee | REG |
|---|--|--|---------------------|-----|

(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 | \$222.00 | \$0.00 | \$222.00 | REG |
|---------------------------------------|----------|--------|----------|-----|

(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 | \$222.00 | \$0.00 | \$222.00 | REG |
|--|----------|--------|----------|-----|

(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            | \$64.00  | \$0.00 | \$64.00 | REG |
| \$5,001-\$250,000        | \$99.00, plus an additional \$1.50 for each \$1,000.00 (or part of \$1,000.00) of the estimated cost.                                  |        |         | REG |
| \$250,001-\$500,000      | \$585.00, plus an additional \$0.85 for each \$1,000.00 (or part of \$1,000.00) by which the estimated cost exceeds \$250,000.00.      |        |         | REG |
| \$500,001-\$1,000,000    | \$833.00, plus an additional \$0.50 for each \$1,000.00 (or part of \$1,000.00) by which the estimated cost exceeds \$500,000.00.      |        |         | REG |
| \$1,000,001-\$10,000,000 | \$1,154.00, plus an additional \$0.40 for each \$1,000.00 (or part of \$1,000.00) by which the estimated cost exceeds \$1,000,000.00.  |        |         | REG |
| More than \$10,000,000   | \$5,540.00, plus an additional \$0.27 for each \$1,000.00 (or part of \$1,000.00) by which the estimated cost exceeds \$10,000,000.00. |        |         | 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 | \$40.00 | \$0.00 | \$40.00 | REG |
|----------------|---------|--------|---------|-----|

(xviii) Extension of lapsing period of a development consent

|                                 |          |        |          |     |
|---------------------------------|----------|--------|----------|-----|
| Fee Extension of Lapsing Period | \$600.00 | \$0.00 | \$600.00 | PCR |
|---------------------------------|----------|--------|----------|-----|

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## DESIGN REVIEW FORUM (ARCHITECTURAL DESIGN REVIEW PANEL)

Applicants shall contribute to the cost of operating the Panel and pre-application discussions are optional. A contribution shall be paid when the development application is submitted or a pre-application discussion is requested for residential flat buildings; new buildings or major extensions in commercial centres; town houses/ villa house developments containing 6 or more dwellings; housing for older persons; cluster housing; new industrial buildings over 2000m<sup>2</sup>; public/community buildings.

For small to medium developments, in the case of residential applications, 20 dwellings or less, a 50% discount be offered for second and subsequent visits relating to a particular proposal.

For non residential development small to medium is defined as having a construction value of less than \$6 million

|   |            |        |            |     |
|---|------------|--------|------------|-----|
| Seniors Living  | \$3,100.00 | \$0.00 | \$3,100.00 | PCR |
| Industrial  | \$3,500.00 | \$0.00 | \$3,500.00 | PCR |
| Villas/Townhouses   | \$3,750.00 | \$0.00 | \$3,750.00 | PCR |
| Commercial  | \$3,750.00 | \$0.00 | \$3,750.00 | PCR |
| Mixed Residential/Commercial & Residential Flat Buildings | \$4,500.00 | \$0.00 | \$4,500.00 | PCR |

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## 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.

|                        |            |        |            |     |
|------------------------|------------|--------|------------|-----|
| Designated development | \$2,596.00 | \$0.00 | \$2,596.00 | REG |
|------------------------|------------|--------|------------|-----|

## 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                 | \$580.00 | \$0.00 | \$580.00 | PCR |
| Readvertising – when required | \$580.00 | \$0.00 | \$580.00 | 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  | \$155.00   | \$0.00 | \$155.00   | FCR |
| Neighbour Notification – cost of development between \$150,001 and \$500,000                                | \$280.00   | \$0.00 | \$280.00   | FCR |
| Neighbour Notification – cost of development greater than \$500,001 up to and including \$1 million         | \$470.00   | \$0.00 | \$470.00   | FCR |
| Neighbour Notification – cost of development greater \$1 million and up to \$3 million.                     | \$640.00   | \$0.00 | \$640.00   | FCR |
| Neighbour Notification – cost of development greater than \$3 million up to and including \$5 million       | \$765.00   | \$0.00 | \$765.00   | FCR |
| Neighbour Notification – cost of development greater than \$5 million up to and including \$10 million      | \$1,070.00 | \$0.00 | \$1,070.00 | FCR |
| Neighbour Notification – cost of development greater than \$10 million                                      | \$1,400.00 | \$0.00 | \$1,400.00 | FCR |
| Neighbour Notification for Land & Environment Court Matters and subject to Manager endorsement - per letter | \$7.00     | \$0.00 | \$7.00     | 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 | \$310.00 | \$0.00 | \$310.00 | PCR |
|--|----------|--------|----------|-----|

## FIELD FILE PREPARATION - DEVELOPMENT ASSESSMENT DOCUMENT PRODUCTION

For all EP&A Applications, including PADs

NOTE: For Modification Applications, the Field File Fee may be adjusted with the authority of the Manager.

|               |         |        |         |     |
|---------------|---------|--------|---------|-----|
| Up to \$5,000 | \$50.00 | \$0.00 | \$50.00 | PCR |
|---------------|---------|--------|---------|-----|

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## FIELD FILE PREPARATION - DEVELOPMENT ASSESSMENT DOCUMENT PRODUCTION [continued]

|                             |            |        |            |     |
|-----------------------------|------------|--------|------------|-----|
| \$5,001 to \$250,000        | \$80.00    | \$0.00 | \$80.00    | PCR |
| \$250,001 to \$500,000      | \$130.00   | \$0.00 | \$130.00   | PCR |
| \$500,001 to \$1 million    | \$200.00   | \$0.00 | \$200.00   | PCR |
| \$1,000,001 to \$10 million | \$600.00   | \$0.00 | \$600.00   | PCR |
| Over \$10 million           | \$1,500.00 | \$0.00 | \$1,500.00 | PCR |

## 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.

Bank Guarantees will only considered for bond values exceeding \$50,000.

|   |                       |        |             |      |
|---|-----------------------|--------|-------------|------|
| Administration Fee for Bonds                    | \$240.00              | \$0.00 | \$240.00    | PCR  |
| Development Value \$300,001 – \$600,000         | \$5,800.00            | \$0.00 | \$5,800.00  | BOND |
| Development Value \$600,001 – \$1,000,000       | \$9,000.00            | \$0.00 | \$9,000.00  | BOND |
| Development Value \$1,000,001 – \$1,500,000     | \$10,500.00           | \$0.00 | \$10,500.00 | BOND |
| Development Value Greater than \$1,500,000      | Individual Assessment |        |             | BOND |
| Demolition/Earthworks                           | \$3,800.00            | \$0.00 | \$3,800.00  | BOND |
| Swimming Pools                                  | \$2,750.00            | \$0.00 | \$2,750.00  | BOND |
| Removing Buildings                              | \$10,300.00           | \$0.00 | \$10,300.00 | BOND |
| Tree Placement and Maintenance Bond (PBE Order) | Individual Assessment |        |             | BOND |

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## CERTIFICATION SERVICES

|   |   |         |          |     |
|---|---|---------|----------|-----|
| Additional Inspections due to unsatisfactory inspection result, unauthorised works or substantiated complaints            | \$281.82  | \$28.18 | \$310.00 | 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  | \$40.00   | \$0.00  | \$40.00  | REG |
| Issue of additional Occupation Certificates, where additional inspections were required, additional inspection fees apply | \$250.00  | \$25.00 | \$275.00 | 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 | \$936.36  | \$93.64 | \$1,030.00 | PCR |
| Demolition  | \$700.00  | \$70.00 | \$770.00   | PCR |
| Cost of works < \$5,001   | \$700.00  | \$70.00 | \$770.00   | PCR |
| Cost of works exceeds \$5,001 to \$20,000                                       | \$750 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                                     | \$250 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 |
| Works in excess of \$2,000,000  | By written quotation based on an hourly rate of \$300   |         |            | PCR |



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

|   |   |          |            |     |
|---|---|----------|------------|-----|
| Change of use / Establish (Initial) Use / Fit Out | \$1,400.00  | \$140.00 | \$1,540.00 | PCR |
| Cost of works < \$5,001                           | \$936.36  | \$93.64  | \$1,030.00 | PCR |
| Cost of works exceeds \$5,001 to \$20,000         | \$1,000 plus an additional \$10 per \$1,000 (or part thereof) by which the estimated cost exceeds \$5,000     |          |            | PCR |
| Cost of works exceeds \$20,001 to \$250,000       | \$1,500 plus an additional \$7.00 per \$1,000 (or part thereof) by which the estimated cost exceeds \$20,000  |          |            | PCR |
| Cost of works exceeds \$250,001 to \$1,500,000    | \$3,000 plus an additional \$5.00 per \$1,000 (or part thereof) by which the estimated cost exceeds \$250,000 |          |            | PCR |
| Works in excess of \$1,500,000                    | \$300 per hour  |          |            | 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   | \$754.55  | \$75.45  | \$830.00   | PCR |
| Cost of works < \$6,000 – up to 2 inspections – additional inspections attract additional inspection fees   | \$559.09  | \$55.91  | \$615.00   | PCR |
| Cost of works \$6,001 – \$20,000 – up to 3 inspections – additional inspections attract additional inspection fees  | \$822.73  | \$82.27  | \$905.00   | PCR |
| Cost of works \$20,001 – \$100,000 – up to 4 inspections – additional inspections attract additional inspection fees  | \$1,045.45  | \$104.55 | \$1,150.00 | PCR |
| Cost of works \$100,001 – \$150,000 – up to 5 inspections – additional inspections attract additional inspection fees   | \$1,409.09  | \$140.91 | \$1,550.00 | PCR |
| Cost of works \$150,001 – \$250,000 – up to 6 inspections – additional inspections attract additional inspection fees   | \$1,681.82  | \$168.18 | \$1,850.00 | 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. | \$2,800.00  | \$280.00 | \$3,080.00 | 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 |

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|------|-----------------|-----|-----------------|----------------|
|      | 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                                   | \$936.36  | \$93.64 | \$1,030.00 | 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     | \$1,000 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 | \$2,225 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   | \$936.36  | \$93.64 | \$1,030.00 | 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 | \$936.36   | \$93.64 | \$1,030.00 | PCR |
| Cost of works exceeds \$5,001 to \$20,000  | \$1,000 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  | \$1,100 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   | \$2,500 plus an additional \$7.00 per \$1,000 (or part thereof over \$250k) of the estimated cost to a maximum of \$3,000          |         |            | PCR |
| Swimming Pools; includes pool fencing and associated pool decking if applicable  | \$936.36   | \$93.64 | \$1,030.00 | PCR |
| Demolition   | \$700.00   | \$70.00 | \$770.00   | PCR |
| Works in excess of \$1,500,001   | \$300 per hour   |         |            | PCR |
| Home Business CDC (General Development Code)   | \$327.27   | \$32.73 | \$360.00   | PCR |

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

|  |  |          |            |     |
|--|--|----------|------------|-----|
| Cost of works < \$30,001                                 | \$2,336.36   | \$233.64 | \$2,570.00 | PCR |
| Cost of works exceeds \$30,000 and less than \$1,000,001 | \$2,500 plus an additional \$25 per \$1,000 (or part thereof) of the estimated cost by which the estimated cost exceeds \$30,000 |          |            | PCR |
| Works in excess of \$1,000,000                           | \$300 per hour   |          |            | 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.

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

#### 4. Letters of Confirmation of Inspection Results

|                         |          |         |          |     |
|-------------------------|----------|---------|----------|-----|
| Fee Confirmation Letter | \$286.36 | \$28.64 | \$315.00 | PCR |
|-------------------------|----------|---------|----------|-----|

#### 5. Certificate for confirmation of Classification of Building

|                              |          |        |          |     |
|------------------------------|----------|--------|----------|-----|
| Fee Confirmation Certificate | \$315.00 | \$0.00 | \$315.00 | PCR |
|------------------------------|----------|--------|----------|-----|

#### 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 | \$463.64 | \$46.36 | \$510.00 | PCR |
|--|----------|---------|----------|-----|

#### 7B. Complying Development Certificate Applications

|  |          |         |          |     |
|--|----------|---------|----------|-----|
| By written quotation based on an hourly rate | \$463.64 | \$46.36 | \$510.00 | PCR |
|--|----------|---------|----------|-----|

#### 7C. Private Certifier Appointments & Inspections and issue of Final Occupation Certificate

|   |   |         |          |     |
|---|---|---------|----------|-----|
| By written quotation based on an hourly rate  | \$281.82  | \$28.18 | \$310.00 | 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

|   |                       |        |             |     |
|---|-----------------------|--------|-------------|-----|
| Planning Proposals – 30% refund if the proposal does not proceed to Gateway   | \$65,000.00           | \$0.00 | \$65,000.00 | PCR |
| Planning Proposals that are determined to be of 'Shire Significance' will be subject to additional fees based on the resourcing requirements. |                       |        |             |     |
| Public hearing costs – Per Property & Land Management   | Incurred cost plus 5% |        |             | FCR |

#### TREE REMOVAL APPLICATION FEE

|   |          |        |          |     |
|---|----------|--------|----------|-----|
| Application Fee General without TRAQ report and Review of Determination             | \$180.00 | \$0.00 | \$180.00 | 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)                      | \$38.00  | \$0.00 | \$38.00  | REG |

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

## TREE REMOVAL APPLICATION FEE [continued]

|  |         |        |         |     |
|--|---------|--------|---------|-----|
| 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 | \$454.55   | \$45.45  | \$500.00   | PCR |
| 45L trees   | \$827.27   | \$82.73  | \$910.00   | PCR |
| 100L trees  | \$1,022.73 | \$102.27 | \$1,125.00 | PCR |
| 200L trees  | \$1,736.36 | \$173.64 | \$1,910.00 | PCR |
| 400L trees  | \$3,027.27 | \$302.73 | \$3,330.00 | PCR |

## OFFSET TREE REPLACEMENT FEE

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

|          |          |         |          |     |
|----------|----------|---------|----------|-----|
| Per Tree | \$113.64 | \$11.36 | \$125.00 | PCR |
|----------|----------|---------|----------|-----|

## LANDSCAPE INSPECTION FEE

|  |            |        |            |     |
|--|------------|--------|------------|-----|
| Inspection of Landscaping as per approved plans - Dwellings - Initial Fee  | \$245.00   | \$0.00 | \$245.00   | PCR |
| Inspection of Landscaping as per approved plans - Dwellings - Subsequent Fee   | \$111.00   | \$0.00 | \$111.00   | PCR |
| Inspection of Landscaping as per approved plans - Dual Occupancy - Initial Fee   | \$310.00   | \$0.00 | \$310.00   | PCR |
| Inspection of Landscaping as per approved plans - Dual Occupancy - Subsequent Fee  | \$204.00   | \$0.00 | \$204.00   | PCR |
| Inspection of Landscaping as per approved plans - Town Houses (4 or less) - Initial Fee and each Subsequent Fee                        | \$430.00   | \$0.00 | \$430.00   | PCR |
| Inspection of Landscaping as per approved plans - Town Houses (more than 4) - Initial Fee and each Subsequent Fee                      | \$640.00   | \$0.00 | \$640.00   | PCR |
| Inspection of Landscaping as per approved plans - Units less than 25 - Initial Fee and each Subsequent Fee                             | \$855.00   | \$0.00 | \$855.00   | PCR |
| Inspection of Landscaping as per approved plans - Units equal to or greater than 25 less than 50 - Initial Fee and each Subsequent Fee | \$1,285.00 | \$0.00 | \$1,285.00 | PCR |
| Inspection of Landscaping as per approved plans - Units equal to or greater than 50 - Initial Fee and each Subsequent Fee              | \$3,220.00 | \$0.00 | \$3,220.00 | PCR |
| Inspection of Landscaping as per approved plans - Commercial/ Industrial Sites - Initial Fee and each Subsequent Fee                   | \$430.00   | \$0.00 | \$430.00   | PCR |

## FIRE SAFETY MATTERS

|  |          |         |          |     |
|--|----------|---------|----------|-----|
| Fire Safety Administration Fee relating to annual fire safety statements                     | \$149.09 | \$14.91 | \$164.00 | PCR |
| Inspection of premises as a result of Council's Fire Safety Program Per Hour or part thereof | \$138.18 | \$13.82 | \$152.00 | PCR |
| Fire Safety advice fee Per Hour or part thereof  | \$152.00 | \$0.00  | \$152.00 | PCR |

| Name | Year 22/23         |     |                    | Pricing Policy |
|------|--------------------|-----|--------------------|----------------|
|      | Fee<br>(excl. GST) | GST | Fee<br>(incl. GST) |                |

**FIRE SAFETY MATTERS** [continued]

|                                    |         |        |         |     |
|------------------------------------|---------|--------|---------|-----|
| Bushfire Safety Administration Fee | \$28.18 | \$2.82 | \$31.00 | PCR |
|------------------------------------|---------|--------|---------|-----|

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

## BOARDING HOUSE INSPECTIONS

|                               |          |        |          |     |
|-------------------------------|----------|--------|----------|-----|
| Initial Inspection Fee        | \$237.00 | \$0.00 | \$237.00 | PCR |
| Subsequent (Reinspection) Fee | \$157.00 | \$0.00 | \$157.00 | PCR |

## ISSUING COMPLIANCE COST NOTICES

|   |          |        |          |     |
|---|----------|--------|----------|-----|
| Environmental Building and Compliance Officer – per hour    | \$95.00  | \$0.00 | \$95.00  | REG |
| Environmental Building and Compliance Supervisor – per hour | \$150.00 | \$0.00 | \$150.00 | REG |
| Compliance Cost Notice (EPA) - maximum amount               | \$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  | \$290.00 | \$0.00 | \$290.00 | PCR |
| Install a domestic oil or solid fuel heating appliance other than a portable appliance  | \$205.00 | \$0.00 | \$205.00 | PCR |
| Install or alter a waste treatment device or human waste storage facility (includes on-site septic systems & Domestic Grey water Treatment Systems) | \$215.00 | \$0.00 | \$215.00 | PCR |
| Mobile Food Vending Application Low Risk – Bike   | \$105.00 | \$0.00 | \$105.00 | PCR |
| Mobile Food Vending Application High Risk – Van   | \$185.00 | \$0.00 | \$185.00 | 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.   | \$120.00 | \$0.00 | \$120.00 | PCR |
| Fee for all other activities requiring approval under Chapter 7 of the LG Act   | \$350.00 | \$0.00 | \$350.00 | PCR |