

Name	Year 20/21			Pricing Policy
	Fee (excl. GST)	GST	Fee (incl. GST)	

SUTHERLAND SHIRE COUNCIL

CERTIFICATES

BUSHFIRE RISK CERTIFICATES

Bushfire Risk Certificates	\$363.64	\$36.36	\$400.00	Other
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LAND TITLE (Subdivision Certificate)

Subdivision Application base fee;additional charges apply as below according to type (base fee only applies for re-endorsing previously endorsed documentation)	\$370.00	\$0.00	\$370.00	Other
Torrens (including Community) / Strata	Base fee plus \$350 per lot to a maximum of \$10,000			Other
Stratum	Base fee plus \$1,000 per lot created with a maximum total of \$10,000			Other
All other property matters including instruments, covenants, consolidation, redefinition, boundary adjustment	Base fee plus \$400			Other

SUBDIVISION CONSTRUCTION CERTIFICATES

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

Small lot subdivision up to 3 lots	\$1,000 plus \$500 per lot			Other
Medium size subdivision 4 – 10 lots	\$5,000 plus \$500 per lot			Other
Large subdivision greater than 10 lots	\$10,000 plus \$500 per lot (maximum total \$30,000)			Other

PC APPOINTMENT (for inspection of Subdivision Construction Works with nil public infrastructure works)

Subdivision – PC appointment base fee with additional charges as below	\$3,000.00	\$0.00	\$3,000.00	Other
Inspections – Miscellaneous or reinspections	\$350.00	\$0.00	\$350.00	Other

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COPYING AND PRINTING

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	\$42.00	\$0.00	\$42.00	Other
\$5,001 to \$250,000	\$74.00	\$0.00	\$74.00	Other
\$250,001 to \$500,000	\$124.00	\$0.00	\$124.00	Other
\$500,001 to \$1 million	\$170.00	\$0.00	\$170.00	Other
\$1 million to \$10 million	\$550.00	\$0.00	\$550.00	Other
Over \$10 million	\$1,060.00	\$0.00	\$1,060.00	Other

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DEVELOPMENT

ACTIVITY APPLICATIONS

(c) For all other activities requiring approval under Chapter 7 of the LG Act.

Fee All Other Activities	\$320.00	\$0.00	\$320.00	Other
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CERTIFICATION SERVICES * Previously Southern Sydney Building Certifiers. Revised structure per EHR075-15

Additional Inspections due to unsatisfactory inspection result, unauthorised works or substantiated complaints	\$245.45	\$24.55	\$270.00	Other
Modification of a Construction Certificate or Complying Development Certificate after Determination	50% of original fee or a minimum fee \$300 for a minor change subject to support by Manager or Director			Other
Issue of additional Occupation Certificates, where additional inspections were required, additional inspection fees apply	\$240.91	\$24.09	\$265.00	Other

CERTIFICATION SERVICES WITHIN SUTHERLAND SHIRE

1A. Construction Certificate class 1 and 10 structures

Swimming Pools; includes pool fencing and associated pool decking if applicable	\$727.27	\$72.73	\$800.00	Other
Demolition	\$454.55	\$45.45	\$500.00	Other
Cost of works < \$5,001	\$481.82	\$48.18	\$530.00	Other
Cost of works exceeds \$5,001 to \$20,000	\$600 plus an additional \$5 per \$1,000 (or part thereof) by which the estimated cost exceeds \$5,000			Other
Cost of works exceeds \$20,001 to \$250,000	\$750.00 plus an additional \$5.50 per \$1,000 (or part thereof) by which the estimated cost exceeds \$20,000			Other
Cost of works exceeds \$250,001 to \$2,000,000	\$2,000 plus an additional \$3.00 per \$1,000 (or part thereof) by which estimated cost exceeds \$250,000			Other
Works in excess of \$2,000,000	By written quotation based on an hourly rate of \$270			Other

1B. Construction Certificate class 2 to 9 structures

Change of use / Establish (Initial) Use / Fit Out	\$1,227.27	\$122.73	\$1,350.00	Other
Cost of works < \$5,001	\$645.45	\$64.55	\$710.00	Other
Cost of works exceeds \$5,001 to \$20,000	\$700 plus an additional \$5 per \$1,000 (or part thereof) by which the estimated cost exceeds \$5,000			Other
Cost of works exceeds \$20,001 to \$250,000	\$1,000 plus an additional \$5.50 per \$1,000 (or part thereof) by which the estimated cost exceeds \$20,000			Other

Name	Year 20/21			Pricing Policy
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1B. Construction Certificate class 2 to 9 structures [continued]

Cost of works exceeds \$250,001 to \$1,500,000	\$2,700 plus an additional \$3.50 per \$1,000 (or part thereof) by which the estimated cost exceeds \$250,000			Other
Works in excess of \$1,500,000	By written quotation based on an hourly rate of \$270			Other

2A. PC Appointment & Inspection Fees (PC fee includes specified inspections and an Occupation Certificate, whether interim or final), class 1 and 10 structuresA

Swimming Pools; includes pool fencing and associated pool decking if applicable	\$713.64	\$71.36	\$785.00	Other
Cost of works < \$6,000 – up to 2 inspections – additional inspections attract additional inspection fees	\$500.00	\$50.00	\$550.00	Other
Cost of works \$6,001 – \$20,000 – up to 3 inspections – additional inspections attract additional inspection fees	\$781.82	\$78.18	\$860.00	Other
Cost of works \$20,001 – \$100,000 – up to 4 inspections – additional inspections attract additional inspection fees	\$827.27	\$82.73	\$910.00	Other
Cost of works \$100,001 – \$150,000 – up to 5 inspections – additional inspections attract additional inspection fees	\$1,345.45	\$134.55	\$1,480.00	Other
Cost of works \$150,001 – \$250,000 – up to 6 inspections – additional inspections attract additional inspection fees	\$1,600.00	\$160.00	\$1,760.00	Other
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 \$600.00 per dwelling and additional inspection fees after 7 inspections.	\$2,409.09	\$240.91	\$2,650.00	Other
Works in excess of \$2,000,000	By written quotation based on an hourly rate of \$270			Other
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 \$750			Other

2B. PC Appointment & Inspection Fees (PC 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	\$627.27	\$62.73	\$690.00	Other
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	\$800 plus an additional \$3 per \$1,000 (or part thereof) by which the estimated cost exceeds \$5,000			Other
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	\$1,800 plus an additional \$2.50 per \$1,000 (or part thereof) by which the estimated cost exceeds \$250,000			Other
Works in excess of \$2,000,000 – Mandatory inspections are specified in the PC agreement. Additional inspections attract the additional inspections fee	By written quotation based on an hourly rate of \$270			Other
Change of Use for small business/commercial includes 2 inspections and issue of occupation certificate	\$727.27	\$72.73	\$800.00	Other
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 \$750			Other

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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	\$631.82	\$63.18	\$695.00	Other
Cost of works exceeds \$5,001 to \$20,000	\$690 plus an additional \$4 per \$1,000 (or part thereof) of the estimated cost by which the estimated cost exceeds \$5000			Other
Cost of works exceeds \$20,001 to \$250,000	\$720 plus an additional \$4.50 per \$1,000 (or part thereof) of the estimated cost by which the estimated cost exceeds \$20,000			Other
Cost of works exceeds \$250,001 to \$1,500,000	\$2,050 plus an additional \$2.00 per \$1,000 (or part thereof over \$250k) of the estimated cost to a maximum of \$3,000			Other
Swimming Pools; includes pool fencing and associated pool decking if applicable	\$663.64	\$66.36	\$730.00	Other
Demolition	\$454.55	\$45.45	\$500.00	Other
Works in excess of \$1,500,001	By written quotation based on an hourly rate of \$270			Other
Home Business CDC (General Development Code)	\$290.91	\$29.09	\$320.00	Other

3B. Complying Development Certificates, class 2 to 9 structures

Cost of works < \$30,001	\$1,454.55	\$145.45	\$1,600.00	Other
Cost of works exceeds \$30,000 and less than \$1,000,001	\$1,500 plus an additional \$25 per \$1,000 (or part thereof) of the estimated cost by which the estimated cost exceeds \$30,000			Other
Works in excess of \$1,000,000	By written quotation based on an hourly rate of \$270			Other

4. Letters of Confirmation of Inspection Results

Fee Confirmation Letter	\$272.73	\$27.27	\$300.00	Other
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5. Certificate for confirmation of Classification of Building

Fee Confirmation Certificate	\$300.00	\$0.00	\$300.00	Other
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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	\$363.64	\$36.36	\$400.00	Other
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Name	Year 20/21			Pricing Policy
	Fee (excl. GST)	GST	Fee (incl. GST)	

7B. Complying Development Certificate Applications

By written quotation based on an hourly rate	\$363.64	\$36.36	\$400.00	Other
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7C. PC Appointments & Inspections and issue of Final Occupation Certificate

By written quotation based on an hourly rate	\$245.45	\$24.55	\$270.00	Other
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			Other

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 2000m²; public/community buildings.

NOTE : 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

Villas/Townhouses	\$3,150.00	\$0.00	\$3,150.00	Other
Seniors Living	\$2,900.00	\$0.00	\$2,900.00	Other
Industrial	\$3,050.00	\$0.00	\$3,050.00	Other
Commercial	\$3,150.00	\$0.00	\$3,150.00	Other
Mixed Residential/Commercial & Residential Flat Buildings	\$3,600.00	\$0.00	\$3,600.00	Other

PRE APPLICATION DISCUSSIONS (PAD)

Pre-development application service (single dwelling houses)	\$181.82	\$18.18	\$200.00	Other
Dwellings (up to 2) or development with a cost of work not exceeding \$500,000	\$454.55	\$45.45	\$500.00	Other
Dwellings (3 – 14 dwellings) or development with a cost of work not exceeding \$2 million	\$590.91	\$59.09	\$650.00	Other
Dwellings (15 – 49 dwellings) or development with a cost of work between \$2 million and \$7 million	\$2,454.55	\$245.45	\$2,700.00	Other
Dwellings (50 or more dwellings) or development with a cost of work exceeding \$7 million	\$4,545.45	\$454.55	\$5,000.00	Other

DEVELOPMENT APPLICATIONS (Clause 246B EPA Regulation)

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.

Name	Year 20/21			Pricing Policy
	Fee (excl. GST)	GST	Fee (incl. GST)	

Estimated Cost of Development [continued]

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	\$110.00	\$0.00	\$110.00	Reg
\$5,001–\$50,000	\$170, plus an additional \$3 for each \$1,000 (or part of \$1,000) of the estimated cost.			Reg
\$50,001–\$250,000	\$352, 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	\$1,160, 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	\$1,745, 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	\$2,615, 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	\$15,875, plus an additional \$1.19 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000.			Reg

Exceptions and variations to these DA fees:

(i) Dwelling Houses with an estimated construction cost of \$100,000 or less. (Clause 247 EPA Regn)

Fee Dwelling Houses cost \$100,000 or less	Maximum fee \$455.00	Reg
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(ii) Subdivision

New Road (Clause 249 EPA Regn)	\$665.00 plus \$65.00 per additional lot	Reg
No New Road (Clause 249 EPA Regn)	\$330.00 plus \$53.00 per additional lot	Reg
Strata (Clause 249 EPA Regn)	\$330.00 plus \$65.00 per additional lot	Reg

(iii) Fee for an application for one or more advertisements (Clause 246B EPA Regn)

Fee One or More Advertisements	\$285.00 plus \$93.00 for each subsequent sign or the fee calculated from the D.A. fee table, whichever is the greater.	Reg
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(iv) Additional fees for integrated development or concurrence of public authority

Fee Integrated Development or Concurrence of Public Authority	Additional fee of \$140.00 plus \$320.00 for each approval body	Reg
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Name	Year 20/21			Pricing Policy
	Fee (excl. GST)	GST	Fee (incl. GST)	

(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 (Clause 250 EPA Regulation)

Fee Development not involving the erection of a building etc	Maximum fee \$285.00	Reg
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(vi) Designated Development (Clause 251 EPA Regn)

Fee Designated Development	Minimum fee \$920.00	Reg
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(vii) When 2 or more fees are applicable (Clause 254 EPA Regn)

Fee 2 or More Applicable Fees	Maximum fee is the sum of the two fees	Reg
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(viii) S8.2(1)(a) Review of determination (Clause 257 EPA Regn)

In the case of a request that does not involve works

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

Fee Dwelling-house Cost of \$100,000 or less	\$190.00	\$0.00	\$190.00	Reg
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In the case of a request for any other development application, the following fees:-

Estimated Cost of Development

Up to \$5,000	\$55.00	\$0.00	\$55.00	Reg
\$5,001-\$250,000	\$85.00 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	\$500.00, 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	\$712.00, 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	\$987.00, 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	\$4,737.00, 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	plus an additional amount of not more than \$620 if notice of the application is required to be given under S82A of the Act			Reg

Name	Year 20/21			Pricing Policy
	Fee (excl. GST)	GST	Fee (incl. GST)	

(ix) Section 8.2(1)(c) Review of rejected application (Clause 257A)

where estimated cost of development is less than \$100,000	\$55.00	\$0.00	\$55.00	Reg
where estimated cost of development is \$100,000 or more and less than or equal to \$1,000,000	\$150.00	\$0.00	\$150.00	Reg
where estimated cost of development is more than \$1,000,000	\$250.00	\$0.00	\$250.00	Reg

(x) Modification of a consent – Minor Modification

Section 4.55(1) to correct a minor error, misdescription or miscalculation (Clause 258 EPA Regn)	\$71.00	\$0.00	\$71.00	Reg
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NB This fee may be waived where Council is satisfied that it was responsible for the error to be corrected by the modification application.

(xi) Modification of a consent – Minimal Environmental Impact

Section 4.55(1A) (Clause 258 EPA Regn)	50% of original fee up to a maximum fee of \$645.00.			Reg
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(xii) Maximum fee under S4.55(2), or S4.56 which is not of minimal environmental impact or is a modification of a court approved consent

If the original fee was less than \$100

Fee If Original Fee less than \$100	50% of original fee			Reg
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If the original fee was \$100 or more

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
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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

Fee Dwelling-house Estimated Cost of \$100,000 or less	\$190.00	\$0.00	\$190.00	Reg
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In the case of a request for any other development application the following fees:– (plus an additional amount of not more than \$665 if notice of the application is required to be given under S4.55(2) or S4.56 of the Act.)

Estimated Cost of Development (Maximum Fee Payable)

Up to \$5,000	\$55.00	\$0.00	\$55.00	Reg
\$5,001-\$250,000	\$85.00, plus an additional \$1.50 for each \$1,000.00 (or part of \$1,000.00) of the estimated cost.			Reg

Name	Year 20/21			Pricing Policy
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Estimated Cost of Development (Maximum Fee Payable) [continued]

\$250,001-\$500,000	\$500.00, 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	\$712.00, 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	\$987.00, 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	\$4,737.00, 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

(xiii) Section 8.2(1)(b) review of modification application (Clause 258A)

Fee Section 8.2(1)(b) review	50% of the original fee payable			Reg
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(xiv) Extension of lapsing period of a development consent

Fee Extension of Lapsing Period	\$560.00	\$0.00	\$560.00	Other
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ADVERTISING AND NEIGHBOUR NOTIFICATION

Designated development	\$2,220.00	\$0.00	\$2,220.00	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	\$550.00	\$0.00	\$550.00	Other
Readvertising – when required	\$550.00	\$0.00	\$550.00	Other

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.

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	\$145.00	\$0.00	\$145.00	Other
Neighbour Notification – cost of development between \$150,001 and \$500,000	\$270.00	\$0.00	\$270.00	Other
Neighbour Notification – cost of development greater than \$500,001 up to and including \$1 million	\$445.00	\$0.00	\$445.00	Other
Neighbour Notification – cost of development greater \$1 million and up to \$3 million.	\$605.00	\$0.00	\$605.00	Other

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Name	Year 20/21			Pricing Policy
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Notification / Advice / Post Determination Notification [continued]

Neighbour Notification – cost of development greater than \$3 million up to and including \$5 million	\$730.00	\$0.00	\$730.00	Other
Neighbour Notification – cost of development greater than \$5 million up to and including \$10 million	\$1,010.00	\$0.00	\$1,010.00	Other
Neighbour Notification – cost of development greater than \$10 million	\$1,330.00	\$0.00	\$1,330.00	Other
Neighbour Notification for Modification Applications (4.55 or 4.56) – calculated as above to a maximum fee	\$1,000.00	\$0.00	\$1,000.00	Reg
Neighbour Notification for Review Applications (S8.2(1)(a)) – calculated as above to a maximum fee	\$1,000.00	\$0.00	\$1,000.00	Reg

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

Stamping Additional Approved Plans – per copy or re-issue of e-plans	\$250.00	\$0.00	\$250.00	Other
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FIRE SAFETY MATTERS

Bushfire Safety Administration Fee	\$24.55	\$2.45	\$27.00	Other
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INSPECTIONS

INSPECTION FEES – DEVELOPMENT

Pre-commencement and final inspection	\$345.45	\$34.55	\$380.00	Other
Final or progress inspection of building work approved prior to the requirement for a Construction Certificate	\$345.45	\$34.55	\$380.00	Other

INSPECTION FEES – REMOVING BUILDINGS

(a) Within Shire	\$415.00	\$0.00	\$415.00	Other
(b) From outside Shire	\$840.00	\$0.00	\$840.00	Other