

SCALE OF FEES AND CHARGES FROM 1 JULY 2025 TO 30 JUNE 2026

A DEVELOPMENT APPLICATION

1. Erection of a building or carrying out work the fee will be in accordance with the following table:

ESTIMATED COST	FEE
Up to \$5,000	\$147.00
Between \$5,001 & \$50,000	\$226.00 + \$3.00 per \$1,000 (or part thereof) over \$5,000
**Between \$50,001 & 250,000	\$469.00 + \$3.64 per \$1,000 (or part thereof) over \$50,000
**Between \$250,001 & \$500,000	\$1,544.00 + \$2.34 per \$1,000 (or part thereof) over \$250,000
**Between \$500,001 & \$1,000,000	\$2,325.00 + \$1.64 per \$1,000 (or part thereof) over \$500,000
**Between \$1,000,001 & \$10,000,000	\$3,483.00 + \$1.44 per \$1,000 (or part thereof) over \$1,000,000
**Over \$10,000,000	\$21,146.00 + \$1.19 per \$1,000 (or part thereof) over \$10,000,000

** **INCLUDES** an additional DA fee imposed by the State Government of 0.064 cents in the dollar (or \$64 per \$100,000) on developments valued at over \$50,000 (for implementation of planningNSW 'planFIRST' scheme).

2. **Single Dwellings** - Erection of single dwellings, where the estimated cost does not exceed \$100,000, the fee will be \$606.00 (the planFIRST fee is included in this fee).
3. **Other Developments** - Development that does not involve the erection of a building (eg change of use), the carrying out of a work or the subdivision of land the fee will be \$379.00.

B CONSTRUCTION CERTIFICATE/COMPLYING DEVELOPMENT CERTIFICATE/SECTION 68 – TRANSPORTABLE/RELOCATABLE DWELLINGS ONLY **

ESTIMATED COST	FEE
Less than \$5,000	\$78.50 plus \$7.70 per \$1,000 (or part thereof)
From \$5,001 to \$100,000	\$115.20 plus \$5.50 per \$1,000 (or part thereof) of cost over \$5,000
From \$100,001 to \$250,000	\$634.70 plus \$3.10 per \$1,000 (or part thereof) of cost over \$100,000
Exceeding \$250,000	\$1,112.50 plus \$1.80 per \$1,000 (or part thereof) of cost over \$250,000

Modifying CDC/CC

50% of original fee or \$145.00 whichever is the lessor

- | | |
|--|----------|
| 1. Assessment of Performance Solutions under NCC | |
| Class 1 & 10 | \$200.00 |
| Class 2-9 | \$600.00 |
| 2. Occupation Certificate application | |
| Class 1 & 10 | \$80.00 |
| Class 2-9 | \$300.00 |
| Building that has been occupied | \$400.00 |

C OTHER FEES RELATING TO DEVELOPMENT APPLICATIONS/CONSTRUCTION CERTIFICATES

Advertising signs – Approval Fee - \$379.00, plus \$93.00 per sign

Subdivision of land fees:

- Subdivisions involving a new road - \$885.00 **plus** \$65.00 per additional lot to be created.
- Subdivisions not involving new road - \$440.00 **plus** \$53.00 per additional lot to be created.
- Strata Subdivision - \$440.00 **plus** \$65.00 per lot to be created

Subdivision Certificate fees	
a) \$75.00 plus \$40.00 per lot for one only investigation of works for <u>completion of</u> conditions of development consent.	
• The \$40.00 per lot fee is non-refundable if the subdivision plan is not able to be released for any reason.	
• If a request for a linen plan is made and conditions have NOT been complied with, there will be a minimum charge of \$365.00.	
Long Service Leave Levy (payable on ALL building/construction work valued at \$250,000 or more) 0.25% on the total cost of the building work	
Survey plans submitted to Council for certification that consent not required	\$275.00
Release or variation of covenant or restriction	\$125.00
Designated Developments (clause 265 of the Planning and Assessment Regulation 2021) plus advertising \$2,957.00 and other relevant Council lodgment fees.	\$1,1226.00
Prohibited Development	\$1,472.00
Integrated Development	
- concurrence	\$187.00
- to Government Authority	\$426.00
Advertising of a Development Application (NOTE: <i>Fee includes a newspaper notice and letters to adjoining owners</i>)	\$566.00
Review of determination of application:	
• Development not involving building work or demolition work	50% of original DA fee
• Dwelling \$100,000 or less in value	\$253.00
• All other cases – refer to table for modifications/review of determination	
Access Levels	
• for Driveways (new driveway being formed) Design & inspection	\$594.00
• Inspections Only	\$357.00
• Rural Access (property entrance inspection fee) (702)	\$416.00
Plumbing & Drainage Inspections	
• New single storey dwelling/unit (3 inspections)	\$390.00
• New two storey dwelling/unit (4 inspections)	\$520.00
• Alterations/additions and swimming pools (2 inspections)	\$260.00
• Commercial/industrial and other development types plus	\$260.00
◦ per inspection (where more than one inspection is required per inspection type the additional fee per inspection will be charged)	\$130.00
Septic Tank	
a) <u>New system</u>	
• Application fee	\$126.00
• Operate approval	\$95.00
• Plumbing inspections (internal, external, final)	\$390.00
	<hr/>
	\$611.00
• Reinspection fee	\$130.00
b) <u>Alter/modify existing system where works involved are to EXISTING HOUSE DRAINAGE</u>	
• Application fee	\$63.00
• Operate approval	\$95.00
• Plumbing inspections (external, final)	\$260.00
	<hr/>
	\$418.00
c) <u>Alter/modify existing system where works involved are to the ABSORPTION TRENCHES</u>	
• Application fee	\$63.00
• Operate approval	\$95.00
• Plumbing inspection fee	\$260.00
	<hr/>
	\$418.00

d) <u>Existing system – Operate approval ONLY (Renewal, operate or sale of house)</u>	
• Operate approval	\$95.00
• EHO inspection fee (x1 inspection)	\$130.00
	\$225.00
• Urgency fee (application received and requested to be completed within 10 business days of receipt)	\$200.00
i) <u>Additional fees in response to operate approval applications – where system is found to be failing and involves works to existing house drainage</u>	
• Application fee	\$63.00
• Plumbing inspections (external, final)	\$260.00
	\$323.00
ii) <u>Additional fees in response to operate approval applications – where system is found to be failing and involves works to absorption trenches</u>	
• Application fee	\$63.00
• Plumbing inspection fee	\$130.00
	\$193.00
e) <u>Existing system – Change of owner (< three months after change-over)</u>	
• Operate approval	\$95.00
f) <u>Existing system – Change of owner (> three months after change-over)</u>	
• Operate approval	\$95.00
• EHO inspection fee (x1 inspection)	\$130.00
	\$225.00
<u>Inspection fees (per inspection) for building work</u> - Distance from Civic Centre	
• 10 km	\$61.00**
• 20 km	\$122.00**
• 30 km	\$183.00**
• 40 km	\$244.00**
• 50 km	\$305.00**
• 60 km	\$366.00**
• 70 km	\$427.00**
Where re-inspection required due to major outstanding matters fee is original inspection fee plus 50%	
Missed Mandatory inspection	\$220.00**
<u>Scanning Charges</u> for Development Applications – per page	
• A4/A3 (max \$50 per application)	\$8.80**
• >A3 (max \$200 per application)	\$28.90**
<u>Exemption Under the Swimming Pool Act</u> application	\$250.00
Registration of CDC/CC from Private Certifier	\$41.00
Registration of Compliance Certificates issued by Private Certifier	\$46.00
Inspection for Compliance with DA conditions (request by Private Certifier)	\$200.00
Issuing Compliance Certificate where Council <u>DID NOT ISSUE</u> Construction Certificate (not PCA)	\$200.00
Issuing Compliance Certificate for Council issued Construction Certificate	No Charge
Flood Level Information	302.00
Flood Impact Assessment – within existing model	\$1,890.00
Flood Impact Assessment – outside existing model	\$6,930.00
Drainage Diagrams	\$39.30

Copying Charges	
• A4	\$2.50**
• A3	\$5.70**
• A2	\$25.00**
• A1	\$31.00**
• A0	\$36.40**

**** These fees have GST included, all other fees do not attract GST**