

## BUILDING DEVELOPMENT FEE SUMMARY - 2009/2010

## DWELLING HOUSE ADDITIONS/ALTERATIONS

(Generally being additions or alteration to Class 1 buildings, such as a single dwelling or addition thereto, dual occupancy, boarding house/guest house/hostel <300m<sup>2</sup>, integrated housing project and the like, including any ancillary structures included in the same BCC or CDC application.)

Fee Type	\$ (* includes GST)		Comment
1. <u>Long Service Payments Corporation Levy</u> Only payable where the project costs \$25,000 or more.	0.35% of project cost		Payable to the Corporation or Council (as Corporation agent) prior to the release of any Building Construction Certificate (BCC) or Complying Development Certificate (CDC), as applicable.
2. <u>Development Application (DA)</u> a) Single Dwelling Addition i) Cost < \$100,000 (A) Lodged concurrently with a BCC application. (B) Lodged as a separate DA  ii) Cost >\$100,000 (A) Lodged concurrently with a BCC application. (B) Lodged as a separate DA  b) Other than Single Dwelling Addition. i) Cost <\$5,000 ii) Cost \$5,001 - \$50,000 iii) Cost \$50,001 - \$250,000 iv) Cost \$250,001 - \$500,000 v) Cost >\$500,000	(Fee includes any "planFIRST" Levy)  \$330  \$364  20% discount of fee at b) after "planFIRST" Levy is subtracted. As per fee at b).  \$110 \$170+ \$3/\$1,000 cost \$352+ \$3.64/\$1,000 exceeding \$50K \$1,160+ \$2.34/\$1,000 exceeding \$250K Refer Comment.		A DA is <u>not</u> required for development that is Exempt or Complying Development under the Blacktown Local Environmental Plan 1988 (until 27 February 2010) or the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.  "Cost" means a genuine estimate of the construction cost.  The NSW Government "planFIRST" Levy (64c/\$1,000 or part thereof) is payable where the project costs more than \$50,000. The Levy is <u>not</u> applicable to Complying Development.  Projects >\$250,000 are subject to the fee prescribed by clause 246 of the Environmental Planning and Assessment Regulation 2000.  "Other than Single Dwelling Addition" means an addition or alteration to a dual occupancy, boarding house/guest house/ hostel < 300m <sup>2</sup> , <u>each</u> dwelling within an integrated housing project, and the like.
3. <u>Footpath/Road Damage Inspection Fee</u> a) Dual occupancy, hostel and integrated housing. b) Dwelling house or other building work costing \$10,000 or more.	*\$152  *\$90		Does <u>not</u> apply in a rural zone.
4. <u>Security Deposit Against Damage to Road/Footpath</u> Building work costing \$10,000 or more + Administration Fee	\$690  *\$40		Deposit is refundable. Does <u>not</u> apply in a rural zone.
5. <u>Building Construction Certificate (BCC)/Complying Development Certificate (CDC)</u> + per m <sup>2</sup> of floor area	Separate Application  *\$216+ *\$1.60	Concurrent lodgement with any required DA. 90% of separate application fee.	A CDC is essentially an "amalgamated" Development Consent and Building Construction Certificate. This is a standard fee, irrespective of the value of the project. Includes a "lightweight" addition/screened enclosure.
6. <u>Building Inspection Package (BIP)</u> a) Inspection Package (other than for a "lightweight" structure). b) Per additional re-inspection of any stage of construction subsequent to any initial re-inspection.	<50m <sup>2</sup>  *\$281  *\$80	>50m <sup>2</sup> or first floor additions.  *\$501  *\$80	Includes the Occupation Certificate.
7. <u>Occupation Certificate</u> a) Where Council has conducted the building inspections. b) Where Council has not conducted the building inspections	Nil  *\$575		
8. <u>Building (s149A) Certificate</u> (where required)	\$210 or Nil		Otherwise than below. Where the relevant BCC/CDC <b>and</b> BIP fees are lodged concurrently and the s149A application is made prior to the completion and occupation of the project.

**Note:** Certain residential building work must be covered by a building indemnity insurance policy issued by an insurer approved by the Office of Fair Trading, prior to commencement of work.