

BUILDING DEVELOPMENT FEE SUMMARY - 2009/2010
MISCELLANEOUS BUILDINGS

(Generally includes Class 10 structures such as a detached or attached private garage, carport, swimming pool, domestic shed, fence, retaining wall and the like and, for the purposes of a Construction Certificate, includes a "lightweight" addition/screened enclosure.)

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) Development other than b) i) Cost <\$5,000 ii) Cost \$5,001 - \$50,000 iii) Cost \$50,001 - \$250,000 iv) Cost >\$250,000 b) Roofwater storage tank	(Fee includes any "planFIRST" Levy) \$110 \$170 + \$3/\$1,000 cost \$352 + \$3.64/\$1,000 cost exceeding \$50K Refer Comment. \$10	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.
3. <u>Footpath/Road Damage Inspection Fee</u> a) Swimming pool involving an excavation of 300mm or greater. b) Other building work costing \$10,000 or more.	*\$90 *\$90	Does <u>not</u> apply in a rural zone.
4. <u>Security Deposit Against Damage to Road/Footpath</u> a) Swimming pool involving an excavation of 300mm or greater. + Administration Fee b) Other building work costing \$10,000 or more + Administration Fee	\$325+ *\$20 \$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> (a) "Lightweight" dwelling addition + per m ² of floor area. (b) Other	*\$216+ \$1.60 \$147	A CDC is essentially an "amalgamated" Development Consent and Building Construction Certificate. This is a standard fee (other than for a "lightweight" dwelling addition), irrespective of the value, size of the project or number of Miscellaneous Buildings included in the same application
6. <u>Building Inspection Package (BIP)</u> a) Inspection Package b) Per additional re-inspection of any stage of construction subsequent to any initial re-inspection.	*\$125 *\$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 *\$200	
8. <u>Building (s149A) Certificate</u> (where required)	\$210 or <u>Nil</u>	Otherwise than below. Where the relevant BCC/CDC and 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.