

BUILDING DEVELOPMENT FEE SUMMARY - 2009/2010 RESIDENTIAL FLATS

(Class 2 buildings, including townhouses, villas, residential flats, medium density housing, high density housing and additions thereto.)

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).
2. <u>Development Application</u> a) <\$5,000 b) \$5,001 - \$50,000 c) \$50,001 - \$250,000 d) \$250,001 - \$500,000 e) \$500,001 - \$1M f) \$1M - \$10M g) >\$10M	(Fee includes any "planFIRST" Levy) \$110 \$170 + \$3/\$1,000 \$352 + \$3.64/\$1,000 exceeding \$50,000 \$1,160 + \$2.34/\$1,000 exceeding \$250,000 \$1,745 + \$1.64/\$1,000 exceeding \$500,000 \$2,615 + \$1.44/\$1,000 exceeding \$1M \$15,875 + \$1.19/\$1,000 exceeding \$10M	The fee is based on the estimated cost of the development and is prescribed by clause 246 of the Environmental Planning and Assessment Regulation 2000. The NSW Government "planFIRST" Levy (64c/\$1,000 or part thereof) is payable where the project costs more than \$50,000.
3. <u>Footpath/Road Damage Inspection Fee</u>	*\$152	
4. <u>Security Deposit Against Damage to Road/Footpath</u> a) Deposit + b) Administration Fee	\$1,375 + \$48/lineal metre of street frontage (to a maximum of \$5,000)+ *\$80	The deposit is refundable at the completion of the project if public assets are not damaged as a result of the development.
5. <u>Building Construction Certificate (BCC)</u> a) <15 sole occupancy units b) 15 - 30 sole occupancy units c) >30 sole occupancy units d) Addition/Alteration	*\$426 + *\$130/sole occupancy unit *\$716 + *\$125/sole occupancy unit * by negotiation *\$216 + \$1.60/m ² of addition	An additional fee applies to each Building Code of Australia "alternative solution" proposed.
6. <u>Building Inspection Package (BIP)</u> a) Inspection Package i) Medium Density Housing (townhouses, villas) ii) Residential Flats b) Per additional re-inspection of any stage of construction subsequent to any initial re-inspection.	*\$281/sole occupancy unit *\$141/sole occupancy unit *\$80	
7. <u>Occupation Certificate</u> a) Where Council has conducted the building inspections. b) Where Council has not conducted the building inspections	Nil *\$2,500	
8. <u>Building (s149A) Certificate</u> (where required) a) Dual Occupancy b) Medium Density Housing or Residential Flats i) <200m ² ii) 201 - 2,000m ² iii) >2,000m ² OR c) Where the relevant BCC and BIP fees are lodged concurrently with Council.	\$210 \$210 \$210 + 42c/m ² exceeding 200m ² \$966 + 6.3c/m ² exceeding 2,000m ² Nil (refer comment)	The fee is based on the floor area of the building and is prescribed by clause 260 of the Environmental Planning and Assessment Regulation 2000. The application at c) must be made by the BCC applicant prior to the completion and occupation/use of the building.

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.