

2022

Fees and Charges



Description	Cost Recovery or Commercial Fee	Statutory Reference	GST	2022-23	Other
SECTION 9 - BUILDING, PLANNING & DEVELOPMENT					
GENERAL INFORMATION					
Waiver of Development Application Charges - The Chief Executive Officer or Director Community and Environmental Sustainability has delegated authority to determine to partially or wholly waive a Development Application Fee where strict application of the scheduled fee is obviously unreasonable for the type of application being received.					
Refunds - If an application is withdrawn before it is decided by the Assessment Manager, a refund will be given depending on the processing stage at the time of withdrawal as follows: Application, Information and Referral Stage 50%, Notification Stage 30%, Compliance Stage (prior to issue of action notice) 50%. No refund is applicable once a decision and/or Action Notice has been issued by the Assessment Manager.					
Applications / Lapsed Requests - If an application/request lapses during the IDAS process, no refund of fees is applicable, except for the not property made application that lapses (s266 of the Planning Act 2016), in which case a refund of 80% is applicable.					
Request to Revive Lapsed Application - a request to revive a lapsed application under s274, 280 and 303 of the Sustainable Planning Act shall be accompanied by a payment of					
Fee for works constructed or commenced without Council Approval - An additional fee of 25% of the relevant application fee, with a minimum fee of \$300.00 shall be imposed on all Planning, Building and Plumbing applications where works have been constructed or a use has commenced without first obtaining the required Council approvals.					
Description	Cost Recovery or Commercial Fee	Statutory Reference	GST	2022-23	Other
Discount of Development Application Fees - Bona Fide Charitable or Community OrganisationsThe Chief Executive Officer has delegated authority to calculate a fee for development applications by bona fide charitable organisations where such development fulfils a significant community role. This does not apply to private clubs (with the exception of Senior Citizens Clubs) or to applications for commercial uses, lot reconfigurations or similar developments where such developments do not fulfil a significant community role which are not considered to be "not for profit" developments. A fee of 25% of the normal prescribed fee (assessment only) is payable in respect of an application by charitable or non-profit organisations including sporting and recreational organisations) which provide a service to the community and do not normally have an income stream and/or are able to demonstrate their status as non-profit to the satisfaction of the Chief Executive Officer or Director Community and Environmental Sustainability. This discount is not applicable to					
Applications Involving More than One Type of Development - Fee for the application shall be the sum of those fees that would have been paid in the event of a separate application being lodged for each type.					
Preliminary Approval - Except where specifically indicated otherwise, fees shall be the same as for the application for a Development Permit. Where a Development Permit is subsequently sought for the same proposal a fee of 50% of the current fee is applicable.					
Developments - Where an application is made to Council for a development and a specialist study is required to be submitted and Council elects to have that study independently assessed by a second consultant, the applicant shall pay an additional fee. Such fee shall be the actual cost charged to Council for the review of the study by a specialist consultant. Any additional fee shall be paid prior to the determination of the application.					
Consultant's Fees - The cost of the consultant's fees in respect to any further expert advice required by Council in consideration of any application/submission will be charged to the applicant. This is likely to be the case where referral co-ordination applies. Where a development application is referred to an external consultant for processing, any additional cost of such external processing, is to be met by the applicant.					
Other Fees and Charges not listed below - Fees and Charges for other uses not mentioned below will be determined by the Chief Executive Officer or the Director Community and Environmental Sustainability upon request.					
Infrastructure Agreements - Where an application is made to Council, and an Infrastructure Agreement is required, the applicant shall pay all costs associated with the preparation and on-going management of the Infrastructure Agreement.					
Election Signs - A refundable bond per candidate is to be paid prior to the erection of election signs. The bond shall only be repaid upon notification by the applicant that all election signs have been removed within 14 days of the date of the election and following confirmation by Council's inspectors.					
BUILDING SERVICES INFORMATION					
Class 1a - Single or Detached Dwelling					
Class 1b - Boarding House, Guest House, Hostel or the like					
Class 2 - Building containing 2 or more sole-occupancy units each being a separate dwelling					
Class 3 - Residential Building, other than Class 1 or 2 building, which is a common place of long-term or transient living for a number of unrelated persons					
Class 4 - Dwelling in a building that is Class 5 to 9 if it is the only dwelling in the building					
Class 5 - Office Building, used for professional or commercial purposes, excluding Class 6, 7, or 9 buildings					
Class 6 - Shop or other building for the sale of goods by retail or the supply of services direct to the public					
Class 7a - Car park					
Class 7b - Building for storage or display of goods or produce for sale by wholesale					

Class 8 - Laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing or cleaning of goods or produce is carried on for trade, sale or gain					
Class 9a - Health- Care building, including those parts of the building set aside as a laboratory					
Class 9b - Assembly building, including a trade workshop, laboratory or the like in a primary or secondary school, but excluding any other parts of the building that are of another					
Class 9c - Aged Care building					
Class 10a - Non-habitable building such as private garage, carport, shed or the like					
Class 10b - Structure being a fence, mast, antenna, retaining or free-standing wall, swimming pool or the like					
Note 1: The planning and development fees with respect to a particular function do not necessarily include all fees that may apply to that application. Due to the nature of the application, other appropriate application fees may be required (e.g. siting variations, material change of use, plumbing application). These fees can be found in the appropriate section of this schedule, or can be quoted when the application is being submitted.					
CERTIFICATES					
Certificate of Classification	Commercial	Planning Act 2016	inclusive	\$	165.55
Copy of previously issued Certifications of Classification	Commercial		inclusive	\$	44.55
Change of classification	Commercial		inclusive	\$	836.00
Request for Certificate of Occupancy / Final Inspection (minimum fee)	Commercial	Local Government Act 2009, s262(3)(c) and	Local	inclusive	\$ 798.60
Description	Cost Recovery or Commercial Fee	Statutory Reference	GST	2022-23	Other
Additional Inspections (as required) - per hour	Commercial	Government Regulations 2012, s97	inclusive	\$	266.20
BUILDING FEES					
Building commenced without approval may incur an additional 25% of the relevant application fee		Planning Act 2016			
Building - Lodgement fee for private certification	Cost Recovery		inclusive	\$	163.35
RESIDENTIAL					
Building Residential - New dwelling (single detached & removal dwelling)	Commercial	Planning Act 2016	inclusive	\$	1,217.15
Relocatable Dwelling Bond (to ensure completion of all works)	Cost Recovery		inclusive	\$	6,171.00
Site Bond	Cost Recovery		exempt	\$	6,171.00
Road Bond (removal dwellings)	Cost Recovery		exempt	\$	6,171.00
Dual multiple occupancy	Commercial		inclusive	\$	1,346.40
Multiple occupancy additional units	Commercial		inclusive	\$	577.50
Alterations, additions to residential buildings < 50m2	Commercial		inclusive	\$	409.75
Alterations, additions to residential buildings > 50m2	Commercial		inclusive	\$	807.95
Building Residential - Restumping	Commercial		inclusive	\$	577.50
Demolition of buildings	Commercial		inclusive	\$	577.50
Demolition clean up bond	Cost Recovery		exempt	\$	6,171.00
ERECTION OF STRUCTURES/RESIDENTIAL					
Garages, carports and sheds <50m2	Commercial	Planning Act 2016	inclusive	\$	499.40
Garages, carports and sheds >50m2	Commercial		inclusive	\$	577.50
Awning /Veranda/Patio/Pergola	Commercial		inclusive	\$	420.75
Silos, signs, aerials and fences > 2m high	Commercial		inclusive	\$	297.00
Swimming Pools/Pool Fencing	Commercial		inclusive	\$	869.55
BUDGET ACCOMMODATION - (Class 1b and Class 3)					
Application fee regardless of size	Cost Recovery		exempt	\$	1,267.75
COMMERCIAL/INDUSTRIAL SHOPS, OFFICES, WAREHOUSES AND PUBLIC BUILDINGS					
Building Commercial - New Buildings up to 299m2	Commercial	Planning Act 2016	inclusive	\$	1,795.20
Building Commercial - New Buildings 300m2 to 499m2	Commercial		inclusive	\$	2,311.10
Building Commercial - New Buildings 500m2 to 1999m2	Commercial		inclusive	\$	3,848.35
Building Commercial - New Buildings greater than 2000m2	Commercial		inclusive		POA
Building Commercial - Alterations and additions up to 499m2	Commercial		inclusive	\$	959.20
Building Commercial -Alterations and additions greater than 500m2	Commercial		inclusive	\$	1,924.45
Building Commercial Minor miscellaneous alterations (no fire services and only one inspection required)	Commercial		inclusive	\$	365.20

Building Commercial - Temporary structures (tents> 500m2)	Commercial		inclusive	\$	392.70	
Building Commercial - Demolition of building	Cost Recovery		inclusive	\$	757.35	
Building Commercial - Demolition clean up bond	Cost Recovery		inclusive	\$	6,171.00	
Road Bond	Cost Recovery		exempt	\$	6,171.00	
Other Applications not listed above	Cost Recovery		inclusive		POA	
BUILDING WORKS REGULATORY						
Copy of building plans	Cost Recovery		inclusive	\$	39.60	
Search - administration building records 5 business days	Cost Recovery	Planning Act 2016	exempt	\$	163.35	
Pool Compliant Inspection	Cost Recovery		inclusive	\$	347.60	
Pool Safety Inspection and Pool Safety Certificate including re-inspection within 2 working days	Cost Recovery		inclusive	\$	482.35	
PLUMBING						
Plumbing/drainage works commenced without approval may incur and additional 25% of the relevant application fee						
Residential and Commercial Structures including alterations	Cost Recovery		exempt	\$	415.25	
Residential Minor works (max 2 fixtures & one inspection)	Cost Recovery		exempt	\$	213.40	
Description	Cost Recovery or Commercial Fee	Statutory Reference	GST		2022-23	Other
On site waste water treatment system approval (e.g. septic and other)	Cost Recovery	Plumbing & Drainage Act 2002	exempt	\$	342.10	
Grey water installation on the sewer area	Cost Recovery		exempt	\$	212.85	
Grey water installation on the sewer area (inspections)	Cost Recovery		exempt	\$	280.50	
Backflow Prevention Device Assessment	Cost Recovery		exempt	\$	179.30	
Per Device up to 5 Devices (Fee per Device)	Cost Recovery		exempt	\$	61.60	
Back flow device registration per property	Cost Recovery		exempt	\$	39.60	
Annual Registration - per Devices 5 or more (Fee per Device)	Cost Recovery		exempt	\$	39.60	
Plumbing - Trade waste permit	Cost Recovery		exempt	\$	163.35	
PLUMBING REGULATORY						
Search - plumbing administration records	Cost Recovery	Plumbing & Drainage Act 2002	exempt	\$	163.35	
Copy of "as constructed" Drainage Plan - no cost to property owners or plumber with an a plumbing approval.	Cost Recovery		exempt	\$	52.80	
PLANNING FEES						
Development commenced without approval may incur and additional 25% of the relevant application fee						
Note - the fees for planning applications do not include application costs to referral agencies						
APPLICATION FOR MATERIAL CHANGE OF USE - IMPACT ASSESSMENT						
Intensive Animal Industry (Units = No. of animals) - does not include referral agency fees						
0 - 999 units	Cost Recovery	Planning Act 2016	exempt	\$	3,500.75	
1,000 - 4,999 units	Cost Recovery		exempt	\$	3,730.65	
5,000 - 9,999 units	Cost Recovery		exempt	\$	5,722.20	
10,000 - 14,999 units	Cost Recovery		exempt	\$	11,444.40	
15,000 units and over (capped)	Cost Recovery		exempt	\$	16,500.00	
Residential (this is the propsal not the zoning of the proposed site)			exempt	\$	2,805.00	
Rural (this is the proposal not the zoning of the proposed site)			exempt	\$	3,500.75	
Commercial (this is the proposal not the zoning of the site)			exempt	\$	3,730.65	
Industrial (this is the proposal not the zoning of the site)			exempt	\$	4,319.70	
Minor and community uses			exempt	\$	1,986.05	
Major use			exempt	\$	10,788.25	
MATERIAL CHANGE OF USE - CODE ASSESSMENT						
Residential (this is the propsal not the zoning of the proposed site)		Planning Act 2016	exempt	\$	1,211.65	
Rural (this is the propsal not the zoning of the proposed site)			exempt	\$	1,570.80	
Commercial (this is the proposal not the zoning of the site)			exempt	\$	2,126.30	
Industrial (this is the proposal not the zoning of the site)			exempt	\$	2,726.35	
Minor and community uses			exempt	\$	1,823.25	

Major use			exempt	\$ 3,641.00	
RECONFIGURING A LOT					
Boundary Realignment (no new lots)	Cost Recovery	Planning Act 2016	exempt	\$ 1,397.00	
Subdivision - First additional lot (one into two subdivision)	Cost Recovery		exempt	\$ 1,397.00	
Subdivision - additional lot (each additional lot thereafter)	Cost Recovery		exempt	\$ 353.65	
Request for Compliance Assessment	Cost Recovery		exempt	\$ 1,397.00	
OPERATIONAL WORKS ASSOCIATED WITH RECONFIGURATION OF A LOT/MATERIAL CHANGE OF USE					
Roads	Cost Recovery	Planning Act 2016	exempt	\$ 353.65	
Drainage	Cost Recovery		exempt	\$ 353.65	
Landscaping	Cost Recovery		exempt	\$ 353.65	
Street Lighting	Cost Recovery		exempt	\$ 353.65	
Earthworks	Cost Recovery		exempt	\$ 353.65	
Request to change Existing Development Approval or Compliance Permit or amended conditions	Cost Recovery		exempt	\$ 353.65	
Other Applications Pursuant to <i>Sustainable Planning Act</i> not detailed above	Cost Recovery		exempt	POA	
Description	Cost Recovery or Commercial Fee	Statutory Reference	GST	2022-23	Other
OTHER OPERATIONAL WORKS					
Carrying out operational work for excavation and/or filling not associated with reconfiguring a lot or a material change of use (Levees not included)		Planning Act 2016	exempt	\$ 2,333.65	
Advertising Devices	Cost Recovery		exempt	\$ 353.65	
OTHER PLANNING FEES					
Request to change Existing Development Approval or Compliance Permit (includes request to extend relevant period, and minor change conditions of approval)	Cost Recovery	Planning Act 2016	exempt	\$ 353.65	
Application to Cancel a Development Approval under Section 84 of the Planning Act 2016	Cost Recovery		exempt	\$ 880.55	
Other Applications Pursuant to <i>Planning Act</i> not detailed above	Cost Recovery		exempt	POA	
Additional Compliance Inspections (i.e. the first compliance inspection does not attract a charge)	Cost Recovery		exempt	\$ 353.65	
PLANNING CERTIFICATES					
Limited Planning & Development Certificate (SPA s.738)	Cost Recovery	Planning Act 2016	exempt	\$ 123.20	
Standard Planning & Development Certificate (SPA s.739)	Cost Recovery		exempt	\$ 353.65	
Full Planning & Development Certificate (SPA s.740)	Cost Recovery		exempt	\$ 729.30	