

Name	Year 22/23			Unit	Receipt Code	Policy Code
	Fee (excl. GST)	GST	Fee (incl. GST)			

DEVELOPMENT APPLICATIONS

1. Activities may be subject to further fees and charges (if approval is granted to the application) as detailed in other sections of this Pricing Policy, including Parks & Recreation and Roads & Drainage.

2. Exemptions and Reductions in Fees

(a) Activities to be carried out by Randwick City Council may be exempted from payment of the specified fees and charges.

(b) Council may provide for a reduction or exemption in fees (unless affixed by Regulations) if it is considered by the Council, Director or Manager (after assessment of a written request) that the specified fee is inappropriate or unreasonable or should be waived having regard to the nature of the specific activity / matter or in exceptional circumstances (i.e. for charities, community events or the like).

3. Refund of Fees

Consideration will be given to a written request for a refund of a particular fee or charge paid to the Council. Any refund will be proportionate to the extent of administrative and professional works carried out to the date of the request.

Assessment Services

The fee determined by the consent authority must accompany the application. In the case of a building or works, the fee is based upon the estimated cost of that building or works as detailed in Section 255 of the Environmental Planning and Assessment Regulation 2000.

Note: It is recommended that you contact Council to obtain a written fee quote prior to lodging your application.

1 - DEVELOPMENT APPLICATIONS

The total fee is made up of:

- A) Assessment Fee
- B) Notification and Advertising
- C) Information Management Fee
- D) Integrated Development and Concurrence Fee (if applicable)
- E) Designated Development Fee (if applicable)
- F) Design Excellence Panel Fee (if applicable)
- G) Rectification Fee

Note: The Assessment Fee includes a planFIRST fee that is payable to the NSW Department of Planning for all applications over \$50,000 (Council is a collecting agent for this fee).

A - Assessment Fee

If two or more fees are applicable for a single development application (such as an application to subdivide land and erect a building on one or more lots created by the subdivision), the maximum fee payable for the development is the sum of those fees.

i) Dwelling houses where the estimated cost of the development is less than \$100,000	\$532.00	\$0.00	\$532.00	per application	AP	4
ii) Development that does not involve the erection of a building, carrying out of work, the subdivision of land or the demolition of a building or work.	\$333.00	\$0.00	\$333.00	per application	AP	4

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A - Assessment Fee [continued]

iii) Development involving the erection of a building or carrying out of work or the demolition of a building or work (unless otherwise specified in these fees)	Amount calculated in accordance with Table 1 (below), based upon the estimated cost of the development			-	AP	4
iv) Development for 1 or more Advertising Structures	\$333 plus \$93 for each advertisement in excess of 1 or fees in Table 1, whichever is the greater			per application	AP	4
v) Assessment of Amended Plans	2/3 of original DA fee			per item	AP	1
vi) Staged Development Applications						
a) Stage 1 Development Application	60% of DA Fee for the total value of the development			per application	AP	1 + 4
b) Applications resulting from approved Stage 1 DA	40% of DA Fee for the total value of the development			per application	AP	1 + 4
<i>The total combined assessment fee payable for staged development applications must equal the fee payable as if a single application was required.</i>						
vii) Development for the subdivision of land involving:						
a) new road	\$777 plus \$65 per additional lot			per application	AP	4
b) no new road	\$386 plus \$53 per additional lot			per application	AP	4
c) strata title	\$386 plus \$65 per additional lot			per application	AP	4
vii) In respect of the proposed removal and/or pruning of a tree covered by a tree preservation policy and which is within a Heritage Conservation Area or on the site of a Heritage Item.	\$129.00	\$0.00	\$129.00	per tree	AP	4

Table 1

Assessment Fees (based on development cost)

Up to \$5,000	\$129.00	\$0.00	\$129.00	per application	AP	4
\$5,001 – \$50,000	\$198 plus an additional \$3 for each \$1,000 (or part of \$1,000) of the estimated cost			per application	AP	4
\$50,001 – \$250,000	\$412 plus an additional \$3.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$50,000			per application	AP	4
\$250,001 – \$500,000	\$1,356 plus an additional \$2.34 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000			per application	AP	4
\$500,001 – \$1,000,000	\$2,041 plus an additional \$1.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000			per application	AP	4
\$1,000,001 – \$10,000,000	\$3,058 plus an additional \$1.44 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000			per application	AP	4
More than \$10,000,000	\$18,565 plus an additional \$1.19 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000			per application	AP	4

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B - Notification and Advertising						
i) Notification Fees (based on development cost)						
up to \$100,000	\$386.00	\$0.00	\$386.00	per application	AP	1
\$100,001 – \$200,000	\$516.00	\$0.00	\$516.00	per application	AP	1
\$200,001 – \$300,000	\$774.00	\$0.00	\$774.00	per application	AP	1
\$300,001 – \$400,000	\$904.00	\$0.00	\$904.00	per application	AP	1
\$400,001 – \$500,000	\$1,033.00	\$0.00	\$1,033.00	per application	AP	1
\$500,001 – \$600,000	\$1,160.00	\$0.00	\$1,160.00	per application	AP	1
\$600,001 – \$700,000	\$1,225.00	\$0.00	\$1,225.00	per application	AP	1
\$700,001 – \$800,000	\$1,289.00	\$0.00	\$1,289.00	per application	AP	1
\$800,001 – \$900,000	\$1,355.00	\$0.00	\$1,355.00	per application	AP	1
\$900,001 – \$1,000,000	\$1,485.00	\$0.00	\$1,485.00	per application	AP	1
more than \$1,000,000	\$1,548.00	\$0.00	\$1,548.00	per application	AP	1
ii) Advertising Fees (based on type of development)						
Class 1 & 10 Buildings	\$808.00	\$0.00	\$808.00	per application	AP	1 + 4
Class 2 – 9 Buildings	\$1,105.00	\$0.00	\$1,105.00	per application	AP	1 + 4
Designated Development	\$2,596.00	\$0.00	\$2,596.00	per application	AP	4
Prohibited Development	\$1,292.00	\$0.00	\$1,292.00	per application	AP	4
iii) Notification and Advertising Fees for Amended Plans						
Amended Plans for New Dwelling Houses and Alterations and Additions to Dwelling Houses	\$326.00	\$0.00	\$326.00	per item	AP	1
Amended Plans for all DAs other than New Dwelling Houses and Alterations and Additions to a Dwelling House	Original notification and advertising fee			per item	AP	1

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C - Information Management Fee

Roads Act applications; and s4.55(1) & s4.55(1A) modifications	\$56.00	\$0.00	\$56.00	per application	AP	2
Prelodgement Applications	\$63.00	\$0.00	\$63.00	per application	AP	2
Cost of works \$0 to \$150,000	\$80.00	\$0.00	\$80.00	per application	AP	2
Cost of works \$150,001 to \$300,000	\$102.00	\$0.00	\$102.00	per application	AP	2
Cost of works \$300,001 to \$500,000	\$195.00	\$0.00	\$195.00	per application	AP	2
Cost of works \$501,001 to \$1,000,000	\$330.00	\$0.00	\$330.00	per application	AP	2
Cost of works \$1,000,001 or more	\$563.00	\$0.00	\$563.00	per application	AP	2

D - Integrated Development and Concurrence Fees

Integrated development and developments requiring concurrence	A processing fee of \$164 is payable to Council. An additional fee of \$374 will be payable to the relevant approval or concurrence authority through the NSW Government's online planning portal.			per referral	AP	4
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E - Designated Development Fees

Designated Development	\$1,076.00	\$0.00	\$1,076.00	per application	AP	4
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F - Design Excellence Panel Fees

Consultation with Panel based on development cost (fee is payable each time the application is referred to the panel)						
Up to \$2,000,000	\$2,500.00	\$0.00	\$2,500.00	per item	AP / RC357	1 + 4
more than \$2,000,000	\$3,508.00	\$0.00	\$3,508.00	per item	AP / RC357	1 + 4

G - Rectification Fees

Fee for rectification of damage to public road/infrastructure for development and local approval applications (based on development cost)

Up to \$1,000	\$35.00	\$0.00	\$35.00	per application	AP	1
\$1,001 to \$10,000	\$39.00	\$0.00	\$39.00	per application	AP	1
\$10,001 to \$25,000	\$50.00	\$0.00	\$50.00	per application	AP	1
\$25,001 to \$50,000	\$55.00	\$0.00	\$55.00	per application	AP	1
\$50,001 to \$100,000	\$70.00	\$0.00	\$70.00	per application	AP	1

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G - Rectification Fees [continued]

\$100,001 to \$150,000	\$79.00	\$0.00	\$79.00	per application	AP	1
\$150,001 to \$200,000	\$100.00	\$0.00	\$100.00	per application	AP	1
\$200,001 to \$300,000	\$124.00	\$0.00	\$124.00	per application	AP	1
More than \$300,000	\$303.00	\$0.00	\$303.00	per application	AP	1

2 - MODIFICATION OF CONSENTS AND REVIEW OF DETERMINATIONS

The total fee consists of:

- A) Assessment Fee
- B) Notification and Advertising Fees
- C) Information Management Fee
- D) Integrated Development and Concurrence Fee (if applicable)
- E) Design Excellence Panel Fee (if applicable)

A - Assessment Fee

(i) Modification under Section 4.55(1)	\$83.00	\$0.00	\$83.00	per application	AP	4
(ii) Modification under Section 4.55(1A) or Section 4.56(1) if the modifications are of minimal environmental impact	\$754 or 50% of the original DA fee whichever is the lesser			per application	AP	4
iii) Modification under Section 4.55(2) or Section 4.56(1) if the modifications are not of minimal environmental impact; or a review of a determination of an application for development consent under Division 8.2						
(a) If the original fee was less than \$100	50% of fee of the original DA fee			per application	AP	4
(b) If the fee for the original application was \$100 or more and the DA doesn't involve erection of a building or carrying out of a work or the demolition of a work or building.	50% of fee of the original DA fee			per application	AP	4
(c) If the fee for the original application was \$100 or more and the DA involves the erection of a dwelling house with a cost of construction of \$100,000 or less	\$222.00	\$0.00	\$222.00	per application	AP	4
(d) In the case of an application with respect to any other development application, the fees are based on the estimated cost as set out below:						
Up to \$5,000	\$64.00	\$0.00	\$64.00	per application	AP	4
\$5,001 – \$250,000	\$99 plus an additional \$1.50 for each \$1,000 (or part of \$1,000) of the estimated cost.			per application	AP	4
\$250,001 – \$500,000	\$585 plus an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000.			per application	AP	4

Name	Year 22/23			Unit	Receipt Code	Policy Code
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A - Assessment Fee [continued]

\$500,001 – \$1,000,000	\$833 plus an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000.			per application	AP	4
\$1,000,001 – \$10,000,000	\$1,154 plus an additional \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000.			per application	AP	4
More than \$10,000,000	\$5,540 plus an additional \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000.			per application	AP	4
iv) Review of a determination of a modification application under Division 8.2	50% of the fee for the Modification application			per application	AP	4

B. Notification and Advertising Fees

i) Notification Fee with Advertising for reviews under Division 8.2	\$725.00	\$0.00	\$725.00	per application	AP	1 + 4
ii) Notification Fee with Advertising for modifications under Section 4.55(2) and Section 4.56(1)	\$778.00	\$0.00	\$778.00	per application	AP	1 + 4
iii) Notification fee without Advertising	Original Notification Fee (see 1B above) up to a maximum of \$620			per application	AP	1 + 4

C. Information Management Fee

Information Management Fee	As per Development Application Information Management Fees above			per application	AP	2
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D. Integrated Development and Concurrence Fees

Integrated Development and Concurrence Fees	As per Development Application Integrated Development and Concurrence Fees above			per application	AP	4
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E. Design Excellence Panel Fees

If a Design Verification Certificate is required and the application is referred to the Design Excellence Panel	\$889.00	\$0.00	\$889.00	per application	AP	4
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3 - REVIEW OF DECISION TO REJECT A DEVELOPMENT APPLICATION (Clause 257A)

(Fee based on cost of works)

Less than \$100,000	\$55.00	\$0.00	\$55.00	per application	AP	1
\$100,000 to \$1,000,000	\$150.00	\$0.00	\$150.00	per application	AP	1
More than \$1,000,000	\$250.00	\$0.00	\$250.00	per application	AP	1

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4 - EXTENSIONS OF CONSENTS (Section 4.54)

Fee for extensions of consents (based on application contract price).

Application Contract Price:

Up to \$40,000 contract price	\$110.00	\$0.00	\$110.00	per application	AP	1
Over \$40,000 but less than \$150,000	\$160.00	\$0.00	\$160.00	per application	AP	1
Over \$150,000 but less than \$250,000	\$230.00	\$0.00	\$230.00	per application	AP	1
Over \$250,000 but less than \$500,000	\$335.00	\$0.00	\$335.00	per application	AP	1
Over \$500,000	\$435.00	\$0.00	\$435.00	per application	AP	1

5 - SUBDIVISION CERTIFICATES

The total fee consists of:

- A) Assessment Fee
- B) Information Management Fee

A - Assessment Fee

Subdivisions

i) Land Subdivision Fee (Deposited Plans)						
– Subdivision lodgement fee	\$740.00	\$0.00	\$740.00	per application	AP	1
– plus fee per lot	\$719.00	\$0.00	\$719.00	per lot	AP	1
<i>eg: Assessment fee for land subdivision into 4 lots = \$706 Lodgement Fee + (4 x \$685)</i>						
ii) Boundary adjustment when no additional lot is created	\$490.00	\$0.00	\$490.00	per application	AP	1
iii) Consolidation of lots – per lot (minimum fee \$934.00)	\$490.00	\$0.00	\$490.00	per lot	AP	1
iv) Community Titles subdivision involving a new road	\$722 plus \$811 per lot to be created			per application	AP	1
v) Community Titles subdivision not involving a new road	\$834 per lot to be created			per lot	AP	1
vi) Strata Subdivision Fees						
– Strata Subdivision lodgement fee	\$740.00	\$0.00	\$740.00	per application	AP	3
– plus per Lot intended to be used for human occupation as residence, office, shop or the like	\$627.00	\$0.00	\$627.00	per lot	AP	3
<i>eg: Assessment fee for strata subdivision into 4 lots = \$706 Lodgement Fee + (4 x \$598)</i>						
vii) Registration of Certificates issued by private accredited certifiers	\$36.00	\$0.00	\$36.00	per item	AP	4
viii) Signing of documents for registration with Land Registry Services (including 88B, 88E instruments and termination of Strata Plans)	\$582.00	\$0.00	\$582.00	per item	AP	1

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B - Information Management Fee

Information Management Fee	As per Development Application Information Management Fees above			per application	AP	2
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6 - PRELODGE MENT ADVICE

The total fee consists of:

- A) Assessment Fee
- B) Information Management Fee
- C) Design Excellence Panel Fees (*if applicable*)

A - Assessment Fee

(Based on cost of works)

Up to \$500,000	\$327.27	\$32.73	\$360.00	per application	AP	1
\$500,001 – \$1,000,000	\$943.64	\$94.36	\$1,038.00	per application	AP	1
\$1,000,001 – \$2,000,000	\$1,130.00	\$113.00	\$1,243.00	per application	AP	1
\$2,000,001 to \$5,000,000	\$1,507.27	\$150.73	\$1,658.00	per application	AP	1
\$5,000,001 – \$20,000,000	\$2,137.27	\$213.73	\$2,351.00	per application	AP	1
More than \$20,000,000	\$2,766.36	\$276.64	\$3,043.00	per application	AP	1

B - Information Management Fee

Information Management Fee	As per Development Application Information Management Fees above			per application	AP	2
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C - Design Excellence Panel Fees

Design Excellence Panel Fees	As per Development Application Design Excellence Panel Fees above			per item	RC 357	1 + 4
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7 - MISCELLANEOUS SERVICES

Miscellaneous Assessment Services

i) Development Advisory Services

Minimum fee, first hour	\$155.00	\$0.00	\$155.00	per hour	RC 362	1
Minimum fee for each 1/2 hour thereafter	\$78.00	\$0.00	\$78.00	per 30 mins	RC 362	1
ii) Issue of S88G Certificate (No inspection)	\$10.00	\$0.00	\$10.00	per item	RC 88	4
ii) Issue of S88G Certificate (Inspection undertaken)	\$35.00	\$0.00	\$35.00	per item	RC 88	4
iii) Roads Act applications associated with Development Consents	\$1,231.00	\$0.00	\$1,231.00	per item	AP	1

An Information Management Fee is also payable for Roads Act applications - refer to Development Application Information Management Fees above.

iv) Roads Act applications for Footpath Dining	\$490.00	\$0.00	\$490.00	per item	AP	1
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An Information Management Fee is also payable for Roads Act applications - refer to Development Application Information Management Fees above.

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Miscellaneous Assessment Services [continued]

v) Advice Relating to a Complying Development Certificate	\$85.45	\$8.55	\$94.00	per enquiry	AP	1
vi) Inspection and assessment of major work to infrastructure – per inspection	\$155.00	\$0.00	\$155.00	per hour	AP	2
vii) Placement of a ground anchor into public land						
– Application Fee	\$229.00	\$0.00	\$229.00	per application	AP	1
– plus fee per anchor	\$820.00	\$0.00	\$820.00	per anchor	AP	1

8 - SECURITY DEPOSITS

Security Deposits for Development Applications

(See Pricing Policy 6(b) for GST effect on bond/deposit)

The footpath/roadway security deposit required will be subject to the scope of works, length of site frontage and existing council infrastructure adjoining the site. The deposit amount detailed below is the maximum amount payable per application. The refundable security deposit must be paid prior to commencement of any work.

i) Footpath/Roadway Security Deposit						
Minor works/developments (maximum)	\$2,000.00	\$0.00	\$2,000.00	per item	AP	6
Medium works/developments (maximum)	\$5,000.00	\$0.00	\$5,000.00	per item	AP	6
Major works/developments (maximum)	\$20,000.00	\$0.00	\$20,000.00	per item	AP	6
ii) Environment Protection Security Deposit						
Minor developments	\$1,000.00	\$0.00	\$1,000.00	per item	AP	6
Major Developments	\$3,000.00	\$0.00	\$3,000.00	per item	AP	6
iii) Ground Anchor Security Deposit	\$20,000.00	\$0.00	\$20,000.00	per application	AP	6

9 - ENGINEERING INSPECTION AND ISSUE OF ALIGNMENT LEVELS

i) New Developments and Houses – per metre of site frontage	\$58.00	\$0.00	\$58.00	per item	AP	1
ii) Alterations and Additions	\$176.00	\$0.00	\$176.00	per item	AP	1