

Gosford City Council

Extract from Councils Fees & Charges for Development as of 1 November 2002



Development Applications **General** (No Construction cost) \$170
 Establishment of Use \$150

Development Applications Local	Based upon estimated construction cost as below:
\$5000 or less	\$110
\$5001 - \$50,000	\$170 plus \$3 for each \$1,000 (or part of \$1,000) of the estimated cost.
\$50,000 - \$250,000	\$352 plus \$3.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$50,000
\$250,001 - \$500,000	\$1,160 plus an additional \$2.34 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000.
\$500,001 - \$1,000,000	\$1,745 plus an additional \$1.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000.
\$1,000,001 - \$10,000,000	\$2,615 plus an additional \$1.44 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000.
More than \$10,000,000	\$15,875 plus an additional \$0.19 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds 10,000,000.
Advertising fee (Residential Flat Buildings only)	\$110

Development Applications Integrated	As per Local Development plus \$250 for each additional authority who is required to assess the application. A separate cheque should be provided for each referral, payable to the appropriate Authority plus a one-off fee to Council of \$110 to cover referral administration.
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Development Applications Designated	As per Local Development plus \$715 .An advertising fee of \$1665 is also applicable.
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Development Application Subdivision	Strata \$250 plus \$50 per lot
	New Road \$500 plus \$50 per additional lot
	No Road \$250 plus \$40 per additional lot
	Boundary re-alignment \$165

Development Application Signs	\$215 plus \$70 per additional sign on the same application.
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Development Consent modification	96(1) No fee
	96(1A) 50% of original fee up to a maximum of \$500
	96(2) based on the Estimated Cost of the original application and related to this chart
\$5000 or less	\$55
\$5001 - \$250,000	\$85 plus \$1.5 for each \$1,000 (or part of \$1,000) of the estimated cost.
\$250,001 - \$500,000	\$500 plus an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000.
\$500,001 - \$1,000,000	\$712 plus an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000.
\$1,000,001 - \$10,000,000	\$987 plus an additional \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000.
More than \$10,000,000	\$4,737 plus an additional \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds 10,000,000.

In cases where there is no construction cost 50% of the DA fee for the original application

Construction Certificate

Class 1 & 10 Based upon estimated construction cost as below:

\$50,000 or less	\$60
\$50,001 - \$100,000	\$110
Exceeding \$100,000	\$170

Class 2 – 9 Based upon estimated construction cost as below:

\$5000 or less	\$55 plus 0.55% of the estimated cost
\$5001 - \$100,000	\$82.50 plus 0.385% of the estimated cost in excess of \$5,000
\$100,001 - \$250,000	\$448 plus 0.22% of the estimated cost in excess of \$100,000
Exceeding \$250,000	\$778 plus 0.11% of the estimated cost in excess of \$250,000

Civil Works Flat fee \$250

Building Progress Inspections

Based upon estimated construction cost as below:

\$20,000 or less	\$77
\$20,001 - \$50,000	\$154
\$50,001 - \$150,000	\$230
\$150,001 – 250,000	\$308
Exceeding \$250,000	Quote required
Re-Inspection	\$77
Additional Inspections	\$77 each

Recording and receipt of Privately issued certificates \$10.00 each

Section 82A Review of Determination

Based on the Estimated Cost of the **original** application and related to this chart

\$5000 or less	\$55
\$5001 - \$250,000	\$85 plus \$1.5 for each \$1,000 (or part of \$1,000) of the estimated cost.
\$250,001 - \$500,000	\$500 plus an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000.
\$500,001 - \$1,000,000	\$712 plus an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000.
\$1,000,001 - \$10,000,000	\$987 plus an additional \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000.
More than \$10,000,000	\$4,737 plus an additional \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds 10,000,000.

In cases where there is no construction cost 50% of the DA fee for the original application

Long Service Levy

This is payable on all works with a contract value in excess of \$25,000. The levy is payable at 0.2% of the estimated construction cost and must be paid prior to the release of a Construction Certificate.

planFIRST LEVY

As of 1 November 2002, NSW State Government introduced a PlanFirst levy, applicable to all Development Applications that involve building with an estimated cost exceeding \$50,000. The levy is 0.64%.

This levy does not apply to Complying Development as defined in Councils Planning Ordinances.

Estimated Cost

This estimated cost must be based upon realistic construction costs including all costs incurred (including labour) to bring the development to occupation stage. **Owner Builders must provide an estimated cost similar to a builders contract rate, ie NOT materials only.** If Council does not consider the estimated cost realistic it may require the applicant to provide evidence of construction cost by way of a Quantity Surveyors report or a bona fide quote/contract with a builder. The fee will then be based upon this figure as required under Section 255 of the Regulations.

Alternatively Council may estimate the construction costs based upon NSW State average building costs.