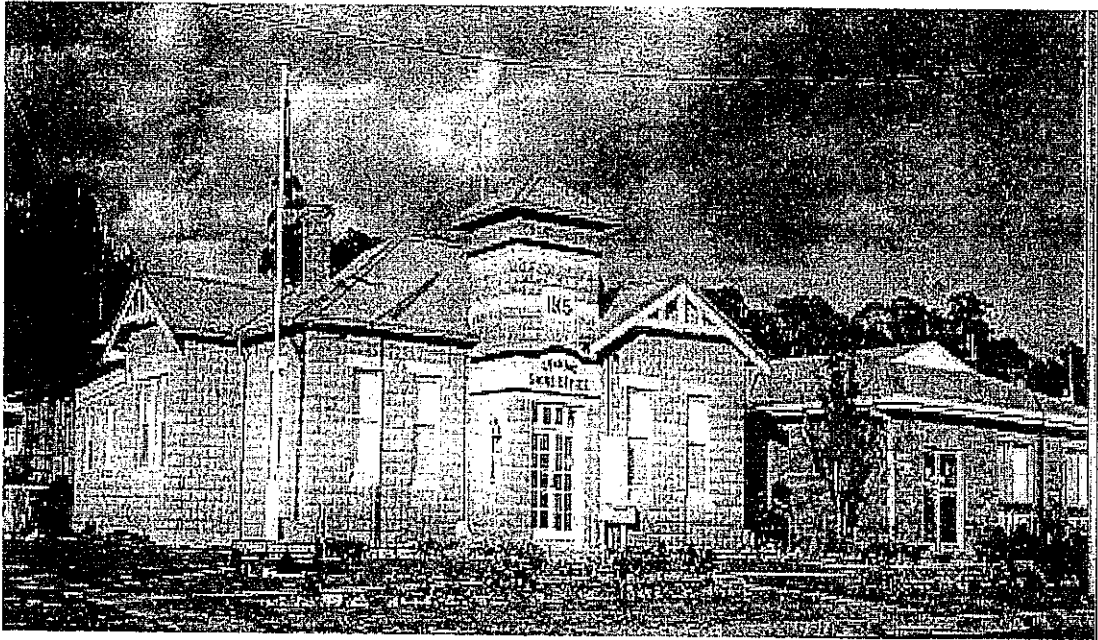


GUNNING SHIRE COUNCIL



DEVELOPMENT & CONSTRUCTION POLICY

File Reference: 3.2.P
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INTRODUCTION

This Policy has been prepared to assist applicants in the preparation of their Development Applications and to familiarise builder's with the requirements of Council ensuring a good standard of development within the Shire.

1. PRELODGEMENT ENQUIRIES

Appointments can be made to discuss a development proposal prior to lodgement of a development application or complying development application.

Prelodgement enquiries are available by appointment only.

2. DEVELOPMENT APPLICATIONS

a) General

Applications shall be submitted to the Council by the owner or their agent and shall be accompanied by all required documentation as set out in the information sheet that accompanies Councils integrated application form together with the required fees. (See *Schedule of Fees and Charges*).

All tradespersons working on the construction must be licensed in NSW.

Plans and specifications which are not readily legible, are not drafted in metric scale or do not provide sufficient detail will be returned to the applicant in accordance with the Environmental Planning and Assessment Act 1979.

b) Plans

Plans shall be drawn in ink (or printed) using metric scale only. Each copy of the plans should include: a site plan, cross section, elevations (side views), floor plan, drawn to an appropriate scale.

c) Specifications

Specifications shall be a complete and precise description of materials and methods of construction to be used in the construction of the building.

3. INTEGRATED DEVELOPMENT

Development proposals because of their nature, may need other kinds of approvals (eg licences, permits). The proposal is known as integrated development if you need development consent and one or more additional approval from a State or Commonwealth Agency.

Identifying the need for additional approval from a State or Commonwealth Agency is the responsibility of the Development Applicant.

4. DEVELOPMENT FEES

The Fees are calculated in accordance with the tables below, as a percentage of the estimated value of the building on completion.

Where a contract price is not submitted with the application or the applicant's valuation is not acceptable, the Council will make its own assessment of the value and calculate the fee accordingly.

Development Fees

DA = Development Application

CC = Construction Certificate

CD = Complying Development

1. Dwelling with an estimated construction cost of \$100 000 or less

Lodge DA & CC

If DA and CC lodged separately

Fee DA \$300
CC from Table 2

If DA and CC lodged together

Fee DA \$300
CC from Table 3

2. Dwelling with an estimated construction cost of \$100 000 or more and Other Constructions

Lodge DA & CC

If DA and CC lodged separately

Fee DA from Table 1
CC from Table 2

If DA and CC lodged together

Fee DA from Table 1
CC from Table 3

3. Complying Development

Lodge CD

Fee CD from Table 4

4. Advertising Structure

Lodge DA & CC

Fee Refer to Council's current Schedule of Fees and Charges

5. Amended Building Plans

Fee \$50

6. Modification of Development

Lodge Modification of Consent (Form 8)

Fee a) if the fee for the original application was less than \$100 then 50% of that fee, or

- b) in all other cases, 50% of the fee for the original application or \$350, whichever is the lesser.

Table 1 – Development Application

Less than	-	\$250,000	\$170 plus \$3 for each \$1,000
\$250,001	-	\$500,000	\$1000 plus \$1.70 for each \$1,000 above \$250,000
\$500,000	-	\$1,000,000	\$1420 plus \$1 for each \$1,000 above \$500,000
\$1,000,000	-	\$10,000,000	\$1975 plus \$0.80 for each \$1,000 above \$1,000,000
More than	-	\$10,000,000	\$9475 plus \$0.55 for each \$1,000 above \$10,000,000

Table 2 – Construction Certificate

Up to \$5,000

\$1000 - \$55	\$100 - \$0.50	\$10 - \$0.05
\$2000 - \$60	\$200 - \$1.00	\$20 - \$0.10
\$3000 - \$65	\$300 - \$1.50	\$30 - \$0.15
\$4000 - \$70	\$400 - \$2.00	\$40 - \$0.20
\$5000 - \$75	\$500 - \$2.50	\$50 - \$0.25
	\$600 - \$3.00	\$60 - \$0.30
	\$700 - \$3.50	\$70 - \$0.35
	\$800 - \$4.00	\$80 - \$0.40
	\$900 - \$4.50	\$90 - \$0.45

eg. \$3,570 = \$65 + \$2.50 + \$0.35 = \$67.85 (Round to nearest 5 cents)

\$5,001 to \$100,000

\$5,000 - \$75.00			
\$10,000 - \$92.50	\$1,000 - \$3.50	\$100 - \$0.35	\$10 - \$0.04
\$20,000 - \$127.50	\$2,000 - \$7.00	\$200 - \$0.70	\$20 - \$0.07
\$30,000 - \$162.50	\$3,000 - \$10.50	\$300 - \$1.05	\$30 - \$0.11
\$40,000 - \$197.50	\$4,000 - \$14.00	\$400 - \$1.40	\$40 - \$0.14
\$50,000 - \$232.50	\$5,000 - \$17.50	\$500 - \$1.75	\$50 - \$0.18
\$60,000 - \$267.50	\$6,000 - \$21.00	\$600 - \$2.10	\$60 - \$0.21
\$70,000 - \$302.50	\$7,000 - \$24.50	\$700 - \$2.45	\$70 - \$0.25
\$80,000 - \$337.50	\$8,000 - \$28.00	\$800 - \$2.80	\$80 - \$0.28
\$90,000 - \$372.50	\$9,000 - \$31.50	\$900 - \$3.15	\$90 - \$0.32
\$100,000 - \$407.50			

eg. \$5,010 = \$75 + \$0.04 = \$75.04

\$76,730 = \$302.50 + \$21.00 + \$2.45 + \$0.11 = \$326.06 (Round to nearest 5 cents)

\$100,001 to \$250,000

\$100,000 - \$407.50	\$10,000 - \$20.00	\$1,000 - \$2.00	\$100 - \$0.20	\$10 - \$0.02
\$200,000 - \$607.50	\$20,000 - \$40.00	\$2,000 - \$4.00	\$200 - \$0.40	\$20 - \$0.04
	\$30,000 - \$60.00	\$3,000 - \$6.00	\$300 - \$0.60	\$30 - \$0.06
	\$40,000 - \$80.00	\$4,000 - \$8.00	\$400 - \$0.80	\$40 - \$0.08
	\$50,000 - \$100.00	\$5,000 - \$10.00	\$500 - \$1.00	\$50 - \$0.10
	\$60,000 - \$120.00	\$6,000 - \$12.00	\$600 - \$1.20	\$60 - \$0.12
	\$70,000 - \$140.00	\$7,000 - \$14.00	\$700 - \$1.40	\$70 - \$0.14
	\$80,000 - \$160.00	\$8,000 - \$16.00	\$800 - \$1.60	\$80 - \$0.16
	\$90,000 - \$180.00	\$9,000 - \$18.00	\$900 - \$1.80	\$90 - \$0.18

eg. \$100,170 = \$407.50 + \$0.20 + \$0.14 = \$407.84

\$236,140 = \$607.50 + \$60 + \$12 + \$0.20 + \$0.08 = \$679.78 (Round to nearest 5 cents)

Over \$250,000

\$250,000 - \$707.50	\$10,000 - \$10.00	\$1,000 - \$1.00	\$100 - \$0.10
\$300,000 - \$757.50	\$20,000 - \$20.00	\$2,000 - \$2.00	\$200 - \$0.20
\$400,000 - \$857.50	\$30,000 - \$30.00	\$3,000 - \$3.00	\$300 - \$0.30
\$500,000 - \$957.50	\$40,000 - \$40.00	\$4,000 - \$4.00	\$400 - \$0.40
\$600,000 - \$1,057.50	\$50,000 - \$50.00	\$5,000 - \$5.00	\$500 - \$0.50
\$700,000 - \$1,157.50	\$60,000 - \$60.00	\$6,000 - \$6.00	\$600 - \$0.60
\$800,000 - \$1,257.50	\$70,000 - \$70.00	\$7,000 - \$7.00	\$700 - \$0.70
\$900,000 - \$1,357.50	\$80,000 - \$80.00	\$8,000 - \$8.00	\$800 - \$0.80
\$1,000,000 - \$1,457.50	\$90,000 - \$90.00	\$9,000 - \$9.00	\$900 - \$0.90
\$2,000,000 - \$2,457.50			
\$3,000,000 - \$3,457.50			
\$4,000,000 - \$4,457.50			
\$5,000,000 - \$5,457.50			
\$6,000,000 - \$6,457.50			
\$7,000,000 - \$7,457.50			
\$8,000,000 - \$8,457.50			
\$9,000,000 - \$9,457.50			
\$10,000,000 - \$10,457.50			

eg. \$251,100 = \$707.50 + \$1 + \$0.10 + \$708.60

\$3,536,200 = \$3457.50 + \$957.50 \$30 + \$6 + \$0.20 = \$4,451.20 (Round to nearest 5 cents)

Table 3 – Construction Certificate (Reduced 15%)

Up to \$5,000

\$1,000 - \$46.75	\$100 - \$0.43	\$600 - \$2.55	\$10 - \$0.04	\$60 - \$0.26
\$2,000 - \$51.00	\$200 - \$0.85	\$700 - \$2.98	\$20 - \$0.09	\$70 - \$0.30
\$3,000 - \$55.25	\$300 - \$1.28	\$800 - \$3.40	\$30 - \$0.13	\$80 - \$0.34
\$4,000 - \$59.50	\$400 - \$1.70	\$900 - \$3.83	\$40 - \$0.17	\$90 - \$0.38
\$5,000 - \$63.75	\$500 - \$2.13		\$50 - \$0.21	

eg. \$251,100 = \$707.50 + \$1 + \$0.10 = \$708.60

\$3,536,200 = \$3457.50 + \$957.50 + \$30 + \$6 + \$0.20 = \$4,451.20

\$5,001 to \$100,000

\$5,000 - \$63.75			
\$10,000 - \$78.63	\$1,000 - \$3.50	\$100 - \$0.35	\$10 - \$0.04
\$20,000 - \$108.38	\$2,000 - \$7.00	\$200 - \$0.70	\$20 - \$0.07
\$30,000 - \$138.15	\$3,000 - \$10.50	\$300 - \$1.05	\$30 - \$0.11
\$40,000 - \$167.88	\$4,000 - \$14.00	\$400 - \$1.40	\$40 - \$0.14
\$50,000 - \$197.63	\$5,000 - \$17.50	\$500 - \$1.75	\$50 - \$0.18
\$60,000 - \$227.38	\$6,000 - \$21.00	\$600 - \$2.10	\$60 - \$0.21
\$70,000 - \$257.13	\$7,000 - \$24.50	\$700 - \$2.45	\$70 - \$0.25
\$80,000 - \$286.66	\$8,000 - \$28.00	\$800 - \$2.80	\$80 - \$0.28
\$90,000 - \$316.63	\$9,000 - \$31.50	\$900 - \$3.15	\$90 - \$0.32
\$100,000 - \$346.38			

eg. \$5,010 = \$75 + \$0.04 = \$75.04

\$76,730 = \$302.50 + \$21.00 + \$2.45 + \$0.11 = \$326.06 (Round to nearest 5 cents)

\$1000 - \$60.50	\$100 - \$0.55	\$10 - \$0.06
\$2000 - \$66.00	\$200 - \$1.10	\$20 - \$0.11
\$3000 - \$71.50	\$300 - \$1.65	\$30 - \$0.17
\$4000 - \$77.00	\$400 - \$2.20	\$40 - \$0.22
\$5000 - \$82.50	\$500 - \$2.75	\$50 - \$0.28
\$600 - \$3.30	\$60 - \$0.33	
\$700 - \$3.85	\$70 - \$0.39	
\$800 - \$4.40	\$80 - \$0.44	
\$900 - \$4.95	\$90 - \$0.50	

Up to \$5,000

Table 4 – Complying Development (including 10% GST)

eg. \$251,100 = \$601.38 + \$0.85 + \$0.09 + \$602.32 (Round to nearest 5 cents)
 \$3,536,200 = \$2,938.88 + \$813.88 \$25.50 + \$5.10 + \$0.17 = \$3,783.53

\$10,000,000 - \$8,888.88			
\$9,000,000 - \$8,038.88			
\$8,000,000 - \$7,188.88			
\$7,000,000 - \$6,338.88			
\$6,000,000 - \$5,488.88			
\$5,000,000 - \$4,638.88			
\$4,000,000 - \$3,788.88			
\$3,000,000 - \$2,938.88			
\$2,000,000 - \$2,088.88			
\$1,000,000 - \$1,238.88	\$90,000 - \$76.50	\$9,000 - \$7.65	\$900 - \$0.77
\$900,000 - \$1,153.88	\$80,000 - \$68.00	\$8,000 - \$6.80	\$800 - \$0.68
\$800,000 - \$1,068.88	\$70,000 - \$59.50	\$7,000 - \$5.95	\$700 - \$0.60
\$700,000 - \$983.88	\$60,000 - \$51.00	\$6,000 - \$5.10	\$600 - \$0.51
\$600,000 - \$898.88	\$50,000 - \$42.50	\$5,000 - \$4.25	\$500 - \$0.43
\$500,000 - \$813.88	\$40,000 - \$34.00	\$4,000 - \$3.40	\$400 - \$0.34
\$400,000 - \$728.88	\$30,000 - \$25.50	\$3,000 - \$2.55	\$300 - \$0.26
\$300,000 - \$643.88	\$20,000 - \$17.00	\$2,000 - \$1.70	\$200 - \$0.17
\$250,000 - \$601.38	\$10,000 - \$8.50	\$1,000 - \$0.85	\$100 - \$0.09

Over \$250,000

eg. \$100,170 = \$346.38 + \$0.17 + \$0.12 = \$346.67
 \$236,140 = \$516.38 + \$51 + \$10.20 + \$0.17 + \$0.07 = \$577.82 (Round to nearest 5 cents)

\$100,000 - \$346.38	\$10,000 - \$17.00	\$1,000 - \$1.70	\$100 - \$0.17
\$200,000 - \$516.38	\$20,000 - \$34.00	\$2,000 - \$3.40	\$200 - \$0.34
\$30,000 - \$51.00	\$3,000 - \$5.10	\$300 - \$0.51	\$30 - \$0.05
\$40,000 - \$68.00	\$4,000 - \$6.80	\$400 - \$0.68	\$40 - \$0.07
\$50,000 - \$85.00	\$5,000 - \$8.50	\$500 - \$0.85	\$50 - \$0.09
\$60,000 - \$102.00	\$6,000 - \$10.20	\$600 - \$1.02	\$60 - \$0.10
\$70,000 - \$119.00	\$7,000 - \$11.90	\$700 - \$1.19	\$70 - \$0.12
\$80,000 - \$136.00	\$8,000 - \$13.60	\$800 - \$1.36	\$80 - \$0.14
\$90,000 - \$153.00	\$9,000 - \$15.30	\$900 - \$1.53	\$90 - \$0.15

\$100,001 to \$250,000

\$5,001 to \$100,000

\$5,000 - \$82.50			
\$10,000 - 101.75	\$1,000 - \$3.85	\$100 - \$0.39	\$10 - \$0.04
\$20,000 - \$140.25	\$2,000 - \$7.70	\$200 - \$0.77	\$20 - \$0.08
\$30,000 - \$178.75	\$3,000 - \$11.55	\$300 - \$1.16	\$30 - \$0.12
\$40,000 - \$217.25	\$4,000 - \$15.40	\$400 - \$1.54	\$40 - \$0.15
\$50,000 - \$255.75	\$5,000 - \$19.25	\$500 - \$1.93	\$50 - \$0.20
\$60,000 - \$294.25	\$6,000 - \$23.10	\$600 - \$2.31	\$60 - \$0.23
\$70,000 - \$332.75	\$7,000 - \$26.95	\$700 - \$2.70	\$70 - \$0.28
\$80,000 - \$371.25	\$8,000 - \$30.80	\$800 - \$3.08	\$80 - \$0.31
\$90,000 - \$409.75	\$9,000 - \$34.65	\$900 - \$3.47	\$90 - \$0.35
\$100,000 - \$448.25			

\$100,001 to \$250,000

\$100,000 - \$448.25	\$10,000 - \$22.00	\$1,000 - \$2.20	\$100 - \$0.22	\$10 - \$0.02
\$200,000 - \$668.25	\$20,000 - \$44.00	\$2,000 - \$4.40	\$200 - \$0.44	\$20 - \$0.04
	\$30,000 - \$66.00	\$3,000 - \$6.60	\$300 - \$0.66	\$30 - \$0.07
	\$40,000 - \$88.00	\$4,000 - \$8.80	\$400 - \$0.88	\$40 - \$0.09
	\$50,000 - \$110.00	\$5,000 - \$11.00	\$500 - \$1.10	\$50 - \$0.11
	\$60,000 - \$132.00	\$6,000 - \$13.20	\$600 - \$1.32	\$60 - \$0.13
	\$70,000 - \$154.00	\$7,000 - \$15.40	\$700 - \$1.54	\$70 - \$0.15
	\$80,000 - \$176.00	\$8,000 - \$17.60	\$800 - \$1.76	\$80 - \$0.18
	\$90,000 - \$198.00	\$9,000 - \$19.80	\$900 - \$1.98	\$90 - \$0.20

Over \$250,000

\$250,000 - \$778.25	\$10,000 - 11.00	\$1,000 - \$1.10	\$100 - \$0.11
\$300,000 - \$833.25	\$20,000 - 22.00	\$2,000 - \$2.20	\$200 - \$0.22
\$400,000 - \$943.25	\$30,000 - 33.00	\$3,000 - \$3.30	\$300 - \$0.33
\$500,000 - \$1053.25	\$40,000 - 44.00	\$4,000 - \$4.40	\$400 - \$0.44
\$600,000 - \$1163.25	\$50,000 - 55.00	\$5,000 - \$5.50	\$500 - \$0.55
\$700,000 - \$1273.25	\$60,000 - 66.00	\$6,000 - \$6.60	\$600 - \$0.66
\$800,000 - \$1383.25	\$70,000 - 77.00	\$7,000 - \$7.70	\$700 - \$0.77
\$900,000 - \$1493.25	\$80,000 - 88.00	\$8,000 - \$8.80	\$800 - \$0.88
\$1,000,000 - \$1603.25	\$90,000 - 99.00	\$9,000 - \$9.90	\$900 - \$0.99
\$2,000,000 - \$2703.25			
\$3,000,000 - \$3803.25			
\$4,000,000 - \$4903.25			
\$5,000,000 - \$6003.25			
\$6,000,000 - \$7103.25			
\$7,000,000 - \$8203.25			
\$8,000,000 - \$9303.25			
\$9,000,000 - \$10403.25			
\$10,000,000 - \$11503.25			

Building Inspection Fees – Including GST

Inspections	N° Required	\$
Dwelling	5	220.00
Transportable Dwellings	2	88.00
Additions	3	132.00
Carport/Garage/Shed	2	88.00
Re-inspection <i>or as required by Council</i>	(per inspection)	66.00

On-site Waste Management System Fees

Where sewerage is not available, an on-site waste management installation application fee is required to be paid in accordance with the fee (set by Council), being of \$70.00 plus an additional \$88.00 for 2 inspections.

Sewerage Connection Fees

Must be carried out by a licensed plumber in NSW.

	Application	Inspection Fee
Dwelling	\$70.00	\$44.00
Other Buildings	\$70.00	(+ \$6.50 for ea. additional w/c, urinal etc.)

5. PERMISSIVE (TEMPORARY) OCCUPANCY

	\$
Occupation of temporary dwelling and incomplete building (<i>Valid 6 months</i>)	120.00
(RENEWAL every 6 months – for Permissive Occupancy)	60.00

6. SOLID FUEL HEATERS

Application to install a Solid Fuel Heater (<i>Including GST</i>)	55.00
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7. BUILDING AND CONSTRUCTION INDUSTRY - LONG SERVICE PAYMENTS CORPORATION

NSW Government has imposed a levy on all construction work in NSW. This levy is paid into a fund administered by the Long Service Payments Corporation and is 0.2% of the total value of construction on work costing \$25,000 or more. Owner/Builders may be eligible for a partial levy exemption. The levy must be paid before the application can receive Council approval.