

DEVELOPMENT APPLICATIONS - FEES & CHARGES

QUICK ANSWERS FOR SMALL BUSINESS INFORMATION SHEET No: AD-01

DEVELOPMENT APPLICATIONS - FEES & CHARGES

The Environmental Planning & Assessment Act requires Council to charge fees for processing a Development Application. For some developments Council will also levy contributions towards the cost of providing infrastructure and facilities. Council's Schedule of Fees and Charges is available from Council's website: www.dungog.nsw.gov.au.

The type of fees, charges and levies typically incurred during the Development Application process are outlined below.

WHAT APPLICATION FEES WILL I NEED TO PAY AND WHEN DO I PAY?

The fees that may be incurred in lodging a Development Application are:

- Development Application Processing Fee (all developments)
- Notification and advertising fees
- Fees for processing Integrated Development
- Construction Certificate Fees (proposals involving building or construction works)

These fees are payable when you lodge your Development Application. Council cannot accept an Application until all fees have been paid.

DEVELOPMENT APPLICATION PROCESSING FEE

A 'Processing Fee' is payable on all Development Applications. The 'Processing Fee' varies depending on whether subdivision, demolition and/or building works are proposed and the value of these works.

- Where there are no works involved, a flat fee applies.
- For projects involving demolition or building works, the fee is calculated on the cost of the works being undertaken.
- For projects involving subdivision, there are fixed fees depending on what is being 'created'. If a pre-application inspection by a Council Officer is required, then the Council Officer's time will be charged at an hourly rate.

NOTIFICATION AND ADVERTISING FEES

For some development proposals, Council is required to notify the neighbouring property-owners and other people that Council considers may be impacted on by the development, and give them a chance to view the plans and raise any concerns that they have. In some cases Council will also need to advertise the development in the local Dungog newspaper. The types of development that need notification and/or advertising are:

Development Applications to be Advertised

Subdivisions & boundary adjustments
Tourist Developments
New Commercial Developments
Development within a Heritage Conservation Area or of a Listed Heritage Item
Medium Density and Dual Occupancy
Farm Gate Sales

Development Applications to be notified to neighbours

Subdivisions and boundary adjustments
Tourist Developments
New Commercial Developments
Development within a Heritage Conservation Area or of a Listed heritage item
Medium Density and Dual Occupancy
Farm Gate Sales
Proposals that don't meet set-back requirements
Proposals considered to be of public interest

Where applicable, fees for advertising are payable when you lodge your Development Application. These fees are listed in Council's Schedule of Fees and Charges.

Further Information:

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