



Hawkesbury City Council

special meeting business paper

date of meeting: 29 June 1998

location: Council Chambers

time: 7.30pm

SPECIAL MEETING

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ITEM: 256 Adoption of 1998/99 Estimates and Management Plan**FILE NUMBER:** GM001/002/FNC/ORF29SBX.F03

REPORT:

Five submissions have been received in relation to the 1998/99 Management Plan, which includes the Revenue Pricing Policy and the 1998/99 Fees and Charges. Submissions were received from:

- Hawkesbury Community Transport Service Inc.
- Hawkesbury Sports Council Inc.
- Hawkesbury Nepean Catchment Management Trust
- Tourism Hawkesbury Inc.
- Hawkesbury Leisure Centre Incorporated

Each of these submissions is considered individually in the body of this report.

1. Hawkesbury Community Transport Service Inc.

The Hawkesbury Community Transport Service Inc. have advised of the following changes to the 1998/99 hire charge for the Hawkesbury City Council Community Bus:

All Community Organisations:

Hire of HCC Coaster Bus - \$100.00 per day plus fuel.

Distances over 300 km will be charged an additional \$0.25 per km.

If a driver is provided by Hawkesbury Community Transport Service Inc., then the drivers wages will be charged "at cost" to the organisation.

2. Hawkesbury Sports Council Inc.

The Hawkesbury Sports Council Inc. have advised of amendments to the 1998/99 fees and charges listed for the Hawkesbury Sports Council. The amendments are as follows:

Registered Player Fee:

The inclusion of a \$4.00 per registered player fee on all clubs effective from the commencement of the summer season in September 1998.

Security/Cleaning Bond:

For casual bookings, a refundable security/cleaning bond is required. The amount is \$500.00 for large events and \$100.00 for small events.

North Richmond Tennis Courts:

Permanent bookings -	\$20.00 per night \$7.00 per night hour \$5.00 per day hour
Casual bookings -	\$10.00 per night hour \$7.00 per day hour

3. Hawkesbury Nepean Catchment Management Trust

Hawkesbury Nepean Catchment Management Trust's submission on the 1998/99 Management Plan addressed several areas. The following is provided in consideration of their submission.

- The HNCMT acknowledged Council's recognition of the pressures on the Hawkesbury Nepean Catchment and the importance of land in the catchment to the regional economy. Council's commitment to the establishment and co-ordination of bushcare groups was also acknowledged.
- The HNCMT requested the inclusion of reference to Sydney Regional Environmental Plan No. 20 (SREP20) - Hawkesbury Nepean River in the section relating to Building and Development Assessment. It was further requested that reference also be made to the social, economic and environmental implications of the recent amendment to the Local Government Act regarding Ecologically Sustainable Development.

Both of these areas can be covered by the inclusion of an additional Building and Development Assessment function with the Key Action: "Ensure all applications are assessed and determined with regard to relevant legislation, regional and local planning instruments."

- The Environmental Protection Authority has recently introduced a requirement that all Sydney metropolitan councils prepare Stormwater Management Plans. An independent facilitator has been commissioned through the HNCMT to assist with the process of preparing the plans. A "whole of council" stormwater taskforce committee has been established, and with the assistance of the facilitator, this group has commenced work identifying issues, causes and options associated with stormwater management planning.
- The HNCMT recommended the inclusion of Council's on-site sewerage management licencing program and strategies, in the sewerage management section of the Management Plan. This function has been included under the Health Services section. One of the key actions is the Accreditation of Sewerage Management Facilities. The strategy and fee structure for this function is still being determined with the assistance of the HNCMT.

4. Tourism Hawkesbury Inc.

A submission was received from Tourism Hawkesbury Inc. requesting clarification of a number of funding issues. These were:

1. *Is the FY98/99 funding from HCC to be the same as the FY97/98 i.e. \$137,500.00?*
 2. *What is the rationale for the annual funding on a 'quarterly basis'? And is there an opportunity for the Board of Tourism Hawkesbury Inc. to put a case to the Council explaining the difficulties Council will impose by providing sponsorship funding on this basis. Namely, it would give the organisation considerable cash flow problems and severely constrain the Board's ability to implement its five year Business and Marketing plans leading up to the Sydney Olympics and the centenary of Federation which we believe are crucial years for tourism in the Hawkesbury?*
 3. *Are the quarterly payments from Council to be paid 'in arrears' or 'in advance'? If 'in arrears' our cash flow problems would be significant and it would severely impact the organisation's ability to pay staff wages and operating costs for the visitor information centre at Clarendon.*
 4. *Is the funding set for the twelve month period covered by the HCC Draft Management Plan or does it depend on the formation of a 'combined' Commerce, Development and Visitors Board? And if so, how will the funding be affected and when?*
 5. *Are the annual funding provisions under the 1998/99 HCC Draft Management Plan the minimum granted by Council? And will the amount increase if the 'combined' Board does not eventuate in 1998/99? Given that it costs the Tourism Hawkesbury Board \$212,000 to run the very successful visitor information centre at Clarendon additional funding from Council would be welcome. Additional funds would also enable more of the Business and Marketing plans to be implemented leading up to the Sydney Olympics.*
 6. *When can Tourism Hawkesbury Inc. expect the first quarterly payment for the FY98/99 to occur?*
 7. *The Tourism Hawkesbury Board is committed to 'best practice' in tourism and quality management of tourism assets and infrastructure and will soon commence a bench marking process to establish relative performance measures and criteria. The Board of Tourism Hawkesbury would therefore be grateful for notification of the essential elements of the performance review of its operations mentioned in the Table on page 80. Such aspects as the timetable for review, process to be involved and evaluation criteria to be used by Council would be very useful to know prior to the review so that the Tourism Hawkesbury Board can be of greatest assistance in and during the performance review process. It would also enable us to assemble the data and information necessary for the review.*
-
1. The funding to Tourism Hawkesbury for FY1997/98 was \$137,500.
 2. Rationale for funding on a quarterly basis is that this is the same basis on which the Council receives its income and any up front payment position would involve the Council in increased funding.
 3. The payments will be made in advance each quarter.

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4. As with all funding provided by the Council it is reviewed each quarter and amendments made as required by the Council.
5. The matter of the establishment of a Commerce, Development and Visitors Board is one for consideration by the Council and any decision on funding to Tourism Hawkesbury or anyone else can, and is, reviewed each quarter.
6. The first quarterly payment will be made as soon as practicable following the adoption of the estimates.
7. The review of Tourism Hawkesbury each quarter, by the Council, will be against its notified management objectives.

5. **Hawkesbury Leisure Centre Incorporated**

On 18 June, 1998 the Board accepted the estimates and management plan from Leisure Australia for Hawkesbury Leisure Centre Incorporated. The estimates of Income and Expenditure are summarised below with a table of proposed fees and charges for 1998/99. It is requested and agreed that the estimates and fees be included into Council Management Plan.

Financial Forecast

	1996/97	1997/98 Projected	1998/99 Forecast
Income			
Court Sports	67350	69344	82178
Hire	231550	238195	244915
Memberships	232113	262165	289950
Casual Fitness	64901	73401	80841
Swimming Education	220029	296439	301183
Swimming Casual	402556	384695	383265
Trading Income	513831	577178	584896
Sundry	19889	5079	5598
Total Operating Income	1752219	1906496	1972826
Non Operating Income	0	0	0
TOTAL	1752219	1906496	1972826

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	1996/97	1997/98 Projected	1998/99 Forecast
Expenses			
Projected supervision	26500	27828	28521
Centre Manager and on-costs	80886	89112	93110
Labour and on-costs	982386	1061160	1031206
Promotion	39123	39175	39000
Insurance	9885	13000	14950
Maintenance	297631	281947	264000
Administration	90353	85198	75111
Cost of Goods	307824	303753	284000
Contract Fee	24439	29084	30000
Sundry	6385	38800	35000
Operating Expenses Total	1865412	1969057	1894898
Non Operating Expenses			
Loan Servicing	36990	46199	48000
Depreciation	179104	190704	190000
Total Non Operating	216094	236903	238000
TOTAL EXPENSES	2081506	2205960	2132898

SUMMARY

Total Operating Income	1752219	1906496	1972826
Total Operating Expenses	1865412	1969057	1894898
Operating Surplus/(Deficit)	(113193)	(62561)	77928
Total Non Operating Income	0	0	0
Total Non Operating Expenses	216094	236903	238000
Total Surplus/(Deficit)	(329287)	(299464)	(160072)

Admission Fees and Charges

	Current Fees 1997/98	Proposed Fees 1998/99
Aquatics		
Adult	3.00	3.20
Child	2.00	2.20
Concession	2.00	2.20
Family (2 adults/3 children)	9.00	9.00
Spectators	1.00	1.00
Vouchers		
Adult	22.00/10 visits	23.00/10 visits
Child	16.00/10 visits	16.00/10 visits
School Use (swim only)	1.60	2.00
Sauna (including swim)	5.00	5.00
Concession Spa	3.50	3.50
After activity spa	3.50	3.50
10 Visit spa	35.00	40.00
Birthday parties	13.00/person	14.00/person

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	Current Fees 1997/98	Proposed Fees 1998/99
Swimming Lessons		
Babies	5.50	6.00
Pre-school and school age		
1 child	7.50	8.00
2 children	7.00	7.50
3 children	6.50	7.00
Adults	8.00	8.00
Squad		
Parent Spectator Pass	50.00 season 75.00 year	55.00 season 80.00 year
Squad Pass	20.00/20 visits	22.00/20 visits
Lane Hire - 25m	20.00/hour	21.00/hour
Lane Hire - 50m	12.00/hour	13.00/hour
Carnivals - day	25.00/hour	25.00/hour
Carnivals - night	30.00/hour	30.00/hour
Creche Hire	15.00/hour	15.00/hour
Aerobics Room Hire	25.00/hour	30.00/hour
Health & Fitness Memberships		
12 months	495.00	495.00
6 months	299.00	299.00
3 months	-	180.00
1 month	65.00	65.00
Off peak		
12 months	370.00	370.00
6 months	225.00	225.00
Easy Pay (direct debit)	52.00/month	52.00/month
Rehabilitation	variable prices	variable prices
Corporate Membership	variable prices	variable prices
Aquarobics	6.50	6.50
Fitness Pass Aerobics/Gym	65.00/10 visits	65.00/10 visits
Aquarobics Pass	55.00/10 visits	55.00/10 visits
Multi-purpose Pass	12.00	12.00
(Gym/Aero/Pool/Spa)		
Casual Gym (includes swim)	7.00	7.50
Casual Aerobics (includes swim)	7.00	7.00
After class Gym	4.00	4.00
Assessment	30.00	30.00
Program	25.00	25.00
Assessment & Program	50.00	50.00
Creche - pay by hour - use of receipt	1.50/hour 1st child 1.00/hour 2nd and subsequent child	1.50/hour 1st child 1.00/hour 2nd and subsequent child
Indoor Stadium		
Sports Hall Hire		
Standard	41.00/hr 7-11pm 31.00/hr 5-7pm 26.00/hr 9am-5pm	41.00/hr 7-11pm 31.00/hr 5-7pm 26.00/hr 9am-5pm
Badminton	12.00/hr per court	12.00/hr per court
Casual User	2.70	2.70

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	Current Fees 1997/98	Proposed Fees 1998/99
Team Sports		
Adults	36.00/game	36.00/game
Junior	25.00/game	25.00/game
School Use (9-5pm)	26.00/court or 2.00/child	26.00/court or 2.00/child
Meeting room	20.00/hour	20.00/hour
Creche	1.50/hour	1.50/hour
Mezzanine	30.00/hour	30.00/hour
Membership	-	-
Registration	8.00 per comp	8.00 per comp
The forfeit fines	36.00/offense	36.00/offense

RECOMMENDATION:

That the Management Plan and Estimates for 1998/99 be amended to include the above changes following advertisement and consideration of submissions..

ATTACHMENTS:

There are no supporting documents for this report.

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Item: **257****ITEM: 257****Making of Rates and Fixing of Charges for the Period 1 July 1998 to 30 June 1999****FILE NUMBER:** GM001/006/FNC/ORF29SBX.F05**REPORT:****A. Residential, Farmland and Business Rates**

Rates and Charges for the period 1 July 1998 to 30 June 1999 were published in the council's Revenue Pricing Policy contained in its Management Plan. Public submissions were considered in accordance with sections 402-406 of the *Local Government Act, 1993*. It is hereby resolved that Ordinary Rates be made for the sub-categories of Residential, Farmland and Business categories of rates as shown in the following schedule.

Residential Category

Code	Sub-Category Description	Ad Valorem	Minimum
01	Residential - Agnes Banks, Yarramundi	0.6452 cents	\$295.00
02	Residential - Bilpin, Berambing, Mt. Tootie, Mountain Lagoon	0.6452 cents	\$295.00
03	Residential - Bligh Park	0.6452 cents	\$295.00
04	Residential - Bowen Mountain	0.6452 cents	\$295.00
05	Residential - Cattai	0.6452 cents	\$295.00
06	Residential - Clarendon	0.6452 cents	\$295.00
07	Residential - Colo, Colo Heights, Central Colo, Upper Colo	0.6452 cents	\$295.00
08	Residential - Ebenezer, Sackville, Sackville Reach, Lower Portland	0.6452 cents	\$295.00
09	Residential - East Kurrajong, Blaxlands Ridge	0.6452 cents	\$295.00
10	Residential - Freemans Reach	0.6452 cents	\$295.00
11	Residential - Glossodia	0.6452 cents	\$295.00
12	Residential - Grose Vale, Grose Wold	0.6452 cents	\$295.00
13	Residential - Kurmond	0.6452 cents	\$295.00
14	Residential - Kurrajong	0.6452 cents	\$295.00

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Code	Sub-Category Description	Ad Valorem	Minimum
15	Residential - Kurrajong Heights, Kurrajong Hills	0.6452 cents	\$295.00
16	Residential - MacDonald Valley (Lower, Upper, Central)	0.6452 cents	\$295.00
17	Residential - Maraylya, Oakville, Scheyville	0.6452 cents	\$295.00
18	Residential - Wisemans Ferry, Leets Vale, St. Albans	0.6452 cents	\$295.00
19	Residential - McGraths Hill	0.6452 cents	\$295.00
20	Residential - Mulgrave	0.6452 cents	\$295.00
21	Residential - North Richmond, Tennyson	0.6452 cents	\$295.00
22	Residential - Pitt Town	0.6452 cents	\$295.00
23	Residential - Richmond	0.6452 cents	\$295.00
24	Residential - South Windsor	0.6452 cents	\$295.00
25	Residential - Vineyard	0.6452 cents	\$295.00
26	Residential - Windsor	0.6452 cents	\$295.00
27	Residential - Windsor Downs	0.6452 cents	\$295.00
28	Residential - Wilberforce	0.6452 cents	\$295.00
29	Residential - Vacant Land	0.6452 cents	\$295.00
30	Rural Residential - Agnes Banks, Yarramundi	0.6452 cents	\$295.00
31	Rural Residential - Bilpin, Berambing, Mt. Tootie, Mountain Lagoon	0.6452 cents	\$295.00
32	Rural Residential - Bligh Park	0.6452 cents	\$295.00
33	Rural Residential - Bowen Mountain	0.6452 cents	\$295.00
34	Rural Residential - Cattai	0.6452 cents	\$295.00
35	Rural Residential - Clarendon	0.6452 cents	\$295.00
36	Rural Residential - Colo, Colo Heights, Central Colo, Upper Colo	0.6452 cents	\$295.00
37	Rural Residential - Ebenezer, Sackville, Sackville Reach, Lower Portland	0.6452 cents	\$295.00
38	Rural Residential - East Kurrajong, Blaxlands Ridge	0.6452 cents	\$295.00

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Code	Sub-Category Description	Ad Valorem	Minimum
39	Rural Residential - Freemans Reach	0.6452 cents	\$295.00
40	Rural Residential - Glossodia	0.6452 cents	\$295.00
41	Rural Residential - Grose Vale, Grose Wold	0.6452 cents	\$295.00
42	Rural Residential - Kurmond	0.6452 cents	\$295.00
43	Rural Residential - Kurrajong	0.6452 cents	\$295.00
44	Rural Residential - Kurrajong Heights, Kurrajong Hills	0.6452 cents	\$295.00
45	Rural Residential - MacDonald Valley (Lower, Upper, Central)	0.6452 cents	\$295.00
46	Rural Residential - Maraylya, Oakville, Scheyville	0.6452 cents	\$295.00
47	Rural Residential - Wisemans Ferry, Leets Vale, St. Albans	0.6452 cents	\$295.00
48	Rural Residential - McGraths Hill	0.6452 cents	\$295.00
49	Rural Residential - Mulgrave	0.6452 cents	\$295.00
50	Rural Residential - North Richmond, Tennyson	0.6452 cents	\$295.00
51	Rural Residential - Pitt Town	0.6452 cents	\$295.00
52	Rural Residential - Richmond	0.6452 cents	\$295.00
53	Rural Residential - South Windsor	0.6452 cents	\$295.00
54	Rural Residential - Vineyard	0.6452 cents	\$295.00
55	Rural Residential - Windsor	0.6452 cents	\$295.00
56	Rural Residential - Windsor Downs	0.6452 cents	\$295.00
57	Rural Residential - Wilberforce	0.6452 cents	\$295.00
63	Rural Residential - Flood Prone Vacant	0.6452 cents	\$295.00
64	Rural Residential - Scenic Protection Vacant	0.6452 cents	\$295.00
69	Rural Residential - Vacant	0.6452 cents	\$295.00

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Item: **257*****Farmland Category***

Code	Sub-Category Description	Ad Valorem	Minimum
60	Farmland	0.5211 cents	\$295.00
61	Farmland - High Density	0.5211 cents	\$295.00

Business Category

Code	Sub-Category Description	Ad Valorem	Minimum
70	Business - General	0.6452 cents	\$295.00
71	Business - Bligh Park Shops	0.6452 cents	\$295.00
72	Business - Hobartville Shops	0.6452 cents	\$295.00
73	Business - Kurmond Shops	0.6452 cents	\$295.00
74	Business - Kurrajong Village Shops	0.6452 cents	\$295.00
75	Business - McGraths Hill	0.6452 cents	\$295.00
76	Business - Mulgrave	0.6452 cents	\$295.00
77	Business - North Richmond Commercial, North Richmond Industrial	0.6452 cents	\$295.00
78	Business - Pitt Town	0.6452 cents	\$295.00
79	Business - Richmond Commercial	0.6452 cents	\$295.00
80	Business - East Kurrajong Industrial	0.6452 cents	\$295.00
81	Business - South Windsor Industrial	0.6452 cents	\$295.00
82	Business - South Windsor Shops	0.6452 cents	\$295.00
83	Business - Windsor	0.6452 cents	\$295.00
85	Business - Wilberforce Shops	0.6452 cents	\$295.00
86	Business - Wilberforce Industrial Area	0.6452 cents	\$295.00
89	Business - Vacant Land	0.6452 cents	\$295.00

In accordance with section 575 of the *Local Government Act, 1993* where a property is owned and occupied by eligible pensioner(s), a rebate amounting to 50% of the combined rates and domestic waste service charges up to a maximum of \$250.00 in annual subsidy for 1998/99 will be granted.

B. Domestic Waste Management Service

In accordance with section 496 of the *Local Government Act, 1993* that a Domestic Waste Management Service annual charge of \$203.00 will be made for a 240 litre bin, and an annual charge of \$121.80 will be made for a 140 litre bin for the year 1998/99 for each weekly domestic waste service to an occupied property which is categorised as residential or farmland, and for which a domestic waste service is available.

A Domestic Waste Management Service annual charge of \$101.50 will be made for a 240 litre bin for the year 1998/99 for each fortnightly domestic waste service to an occupied property which is categorised as residential or farmland, and for which a domestic waste service is available.

A Domestic Waste Management Service availability charge of \$64.00 will be made for the year 1998/99 for parcels of land where a weekly domestic waste service is available but the service is not utilised.

A Domestic Waste Management Service availability charge of \$32.00 will be made for the year 1998/99 for parcels of land where a fortnightly domestic waste service is available but the service is not utilised.

C. Waste Management Service

In accordance with section 501 of the *Local Government Act, 1993* that a Waste Management Service annual charge of \$203.00 will be made for a 240 litre bin, and an annual charge of \$121.80 will be made for a 140 litre bin for the year 1998/99 for each weekly waste service to a property which is categorised as business and for which a waste service is utilised.

A Waste Management Service availability charge of \$64.00 will be made for the year 1998/99 for parcels of land categorised as business where a weekly waste service is available but the service is not utilised.

D. Sullage Pump-Out Services

In accordance with section 501 of the *Local Government Act, 1993* that a annual charge of \$834.90 will be made for the year 1998/99 for the provision of a fortnightly sullage pump-out service to residential properties.

Where a property receiving this service is owned by pensioner(s) eligible for an Ordinary Rate pensioner rebate, and the property is occupied solely by the eligible pensioner(s), then a rebate amounting to \$375.00 in annual subsidy for 1998/99 will be granted to the owner(s). Rebates are not available to properties occupied by adults who are ineligible for the Ordinary Rate pensioner rebate.

Additional pump-outs can be requested at a cost of \$35.00 per extra service. Emergency after hours pump-outs will be charged at \$80.00 per service.

In accordance with section 502 of the *Local Government Act, 1993* that a charge of \$15.33 will be made for the year 1998/99 for each one thousand litres of effluent pumped out from commercial and industrial properties for services being conducted at the request of the owner or occupier.

E. Sewerage Service

In accordance with section 501 of the *Local Government Act, 1993* that the following range of annual charges be made for the year 1998/99 for the provision of sewerage services.

Connected Residential Properties	\$310.20
Unconnected Residential Properties	\$205.20
Unconnected Business Properties	\$205.20
Business - Category 1	\$359.00
Business - Category 2	\$1799.00
Business - Category 3	\$7196.00
Business - Category 4	\$7196.00

A trade waste volume charge of \$1.15 per kilolitre will be charged to those properties with volumes exceeding 20,000 litres per day (Category 4).

Where a residential property receiving this service is owned by pensioner(s) eligible for an Ordinary Rate pensioner rebate, then a rebate amounting to \$155.10 in annual subsidy for 1998/99 will be granted to the owner(s).

F. Interest Charges

In accordance with section 566 of the *Local Government Act, 1993* that simple interest charges at 10.00% per annum, accrued on a daily basis be charged on rates and charges that remain unpaid and have become due and payable.

RECOMMENDATION:

That the report for the Making of Rates and Fixing of Charges for the 1998/99 financial period be adopted.

ATTACHMENTS:

There are no supporting documents for this report.

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ITEM: 258 Development and Building Fees and Charges**FILE NUMBER:** GS080/003/EVD/ORF29SBX.V04

REPORT:**Introduction**

The new Environmental Planning and Assessment Amendment Act (EPA&A) 1997 was assented to on 19 December, 1997. The Act will become effective from 1 July, 1998. The new Act allows the private sector to certify certain components of a development. As a result of this building fees have been deregulated and councils are required to set their own fees. The purpose of this report is to detail the fees for certain developments and the various components of the approval process.

Fees which have been Deregulated

Under the new legislation the building approvals functions have been opened up to private certification and the majority of fees associated with building applications have been deregulated. Functions which are open to private certification include:

- Issuing of a building approval to commence work. (Under the new legislation this will be known as a Construction Certificate.)
- Carrying out of Inspections. (A Compliance Certificate will be issued for each inspection carried out if work has been completed in accordance with the approved plan under the new legislation.)
- Issuing of a Completion Certificate. (Under the new legislation this will be known as an Occupation Certificate.)

Council must set fees for each of these services. Fees should be determined based on the cost of providing the service. Fees have been set having regard to the National Competition Policy.

Fees for the following services are proposed to be charged:

- Issue of Construction Certificate
- Carrying out of Inspections and Issuing of Compliance Certificates
- Issuing of Occupation Certificates
- Registration of privately issued certificates
- Re-inspection fee

Calculation of Fees

Fees have been calculated using building application statistics for the 1997/98 financial year. Total operating expenditure was calculated over this period and fees have been determined based on full cost recovery.

National Competition Policy guidelines were considered in the setting of the fees and charges. The pricing and costing calculations incorporated the private sector pricing factors as used in the pricing and costing determination of Council's three category 1 businesses.

Fees vary for different types of developments depending on the estimated time spent on each application.

Certain certificates issued by private certifiers are required to be submitted to Council. It is proposed to charge a fee for registration of these certificates based on administration costs.

It is also proposed to charge a re-inspection fee should a Council Building Surveyor have to go and re-inspect a component of building work as a result of work being unsatisfactory or not ready for inspection. The fees set for issue of Compliance Certificates (inspections) are based on the average number of inspections for a particular work.

Statutory Fees

The new Environmental Planning and Assessment Amendment Regulation 1998 provides for new regulatory fees. These have been included in the schedule of fees attached.

It is proposed not to charge the prescribed fee for the submission of a development application for development which under the old legislation would not have required a development application but now does if the applicant seeks both development consent and the issue of a Construction Certificate from Council. Developments would include:

- pools
- small additions to dwellings
- retaining walls
- barbeques
- clothes lines etc.
- dwellings in residential or rural zones

This is to try and keep the overall fee for these structures to a minimal and encourage developers to obtain construction certificates from Council.

Public Exhibition of Fees

Prior to Council being able to charge the non-statutory fees the proposed fee schedule is required to be placed on public exhibition for 28 (twenty eight) days. Any submissions received will need to be considered prior to the adoption of the new fees.

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Item: **258****Schedule of Proposed Fees**

Below is a schedule of the new fees proposed:

Building Fees

Type of Fee	Fee
1. Building Construction Certificate	
(a) Dwelling (Class 1) - Less than 200m ² in area - Greater than 200m ² in area	\$145 \$145 (plus \$1.00 per m ² above 200m ²)
(b) Residential Flat Building (Class 2)	\$200 plus \$100 per unit
(c) Commercial (Class 3, 5, 6, and 9)	\$200 for every 500m ² of floor area or part thereof
(d) Industrial (Class 7 and 8)	\$200 for every 500m ² of floor area or part thereof
(e) Additions	\$145
(f) Pools	\$90
(g) Other (Class 10)	\$90
2. Building Compliance Certificates (includes all inspections)	
(a) Residential (Class 1)	\$320
(b) Residential Flat Building (Class 2)	\$290 per unit
(c) Commercial (Classes 3, 5, 6 and 9)	\$290 for every 500m ² of floor area or part thereof
(d) Industrial (Classes 7 and 8)	\$290 for every 500m ² of floor area or part thereof
(e) Additions	\$210
(f) Pools	\$130
(g) Other (Class 10)	\$130
(h) Re-inspection (Note: This fee is charged should a re-inspection of a particular job be required)	\$50

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Type of Fee	Fee
3. Occupation Certificate	
(a) Dwelling (Class 1)	\$110
(b) Residential Flat Building (Class 2)	\$110
(c) Commercial (Classes 3, 5, 6 and 9)	\$110
(d) Industrial (Class 7 and 8)	\$110
(e) For certificates issued to authorise a change of building use	\$110
4. Subdivision Certificate (Linen Release)	\$100 plus \$50 per lot (minimum \$200)
5. Registration of Privately Issued Certificates	
Includes Construction, Compliance and Occupation Certificates	
Per Certificate	\$15

Town Planning Fees

(Fees governed by EPA Act Regulations)

Type of Fee	Fee
1. Development Applications	
(a) Not exceeding \$250,000	\$170 plus \$3 each \$1,000
(b) Exceeding \$250,000 but not exceeding \$500,000	\$1,000 plus \$1.70 each \$1,000 above \$250,000
(c) Exceeding \$500,000 but not exceeding \$1M	\$1,425 plus \$1 each \$1,000 above \$500,000
(d) Exceeding, \$1,000,000 but not exceeding \$10M	\$1,975 plus \$0.80 each \$1,000 above \$1,000,000
(e) Exceeding \$10,000,000 but not exceeding \$93,600,000	\$9,475 plus \$0.55 each \$1,000 above \$10,000,000
(f) Dwelling-houses not exceeding \$100,000 (*Note: Fees set by Statute)	\$110
2. Dwelling - houses exceeding \$100,000	\$175
3. Rural workers dwelling exceeding \$100,000	\$175

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Type of Fee		Fee
4. Amendment of Consent (Section 96(1) EPA Act)		
(a)	If the fee for the original development application was less than \$100	50% of original fee
(b)	Any other case	In all other cases, 50% of the fee for original application or \$350, whichever is lesser
5. Subdivision		
(a)	New Road	\$500 plus \$50 per additional lot
(b)	No new road	\$250 plus \$40 per additional lot
(c)	Strata	\$250 plus \$50 per additional lot
6.	Integrated Development	\$250 in addition to Development Application Fee
7. Notices and Advertising of Development Applications		
(a)	Requiring adjoining owners letters only	\$70
(b)	Requiring adjoining owners letters plus advertising	\$200
8. Designated Development		
(a)	Notice and advertising of designated development	\$1,665
(b)	Section 96(2) notice of designated development	\$500
9. Local Environmental Plan		
(a)	Minor	\$2,000
(b)	Major (LEP involved) (Part refunded if LEP does not proceed to DUAP)	\$2,700
10.	Section 94 Contribution for: community facilities, recreational buildings, park improvements, intersection improvements, car parking, drainage and bushfire	Per current Section 94 Plan adopted by Council and indexed from time to time.

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Type of Fee	Fee
11. Certificate for Subdivision not requiring Council approval	\$150 plus \$15 per lot
Where a combined application is received for development approval and a Construction Certificate for a dwelling, pool, minor addition, or ancillary structure in a residential zone or rural zone the development application fee will be waived.	
The maximum development application fee for a dwelling is \$175.00.	

Conclusion

As a consequence of new approvals legislation to take effect from 1 July, 1998 councils are required to set new fees for building approvals and inspections. The proposed non-statutory fees listed above have been calculated having regard to the National Competition Policy. New statutory fees have been included in the schedule so as to provide a full set of fees for development/building approvals. Fees for building works are generally higher than previously. This can largely be attributed to the deregulation of the inspection component of approvals and councils now having to charge the full cost of this service in line with the National Competition Policy.

RECOMMENDATION:

That:

1. Council place the above schedule of fees on public exhibition for a period of 28 (twenty eight) days.
2. Should no submissions be received, the above schedule of Development and Building Fees be adopted for the 1998/99 financial year.
3. Should any submissions be received that the matter be reported back to Council with any proposed amendments as a result of submissions detailed.

ATTACHMENTS:

There are no supporting documents for this report.

oooO END OF ITEM 258 Oooo



special
meeting

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