

NORTHERN MIDLANDS COUNCIL

FEE SCHEDULE 1/7/2018 – 30/6/2019



NORTHERN
MIDLANDS
COUNCIL

BUILDING PERMIT AUTHORITY			
Class 1a - Notifiable Building Works	108		
Class 1a – Permit Work	288		
Class 1a – (Additional charge per unit for multi-unit developments)	85		
Class 10 – Notifiable Building Works	108	OFFICE USE 02	
Class 10 – Permit Work	288		
Class 2-9 – Notifiable Building Works	108		
Class 2-9 (Under 500m ²)	391		
Class 2-9 (over 500m ² & under 1000m ²)	564		
Class 2-9 (over 1000m ² & less than 2000m ²)	738		
Class 2-9 (over 2000m ²)	TBQ		
PLUMBING PERMIT AUTHORITY			
Class 10	110		OFFICE USE 02
Class 1a – Permit Work	180		
Class 1a – Permit Work (additional charge per unit for multi-unit developments)	85		
Class 2-9 (Under 500 m ²)	385		
Class 2-9 (500 m ² & over)	556		
Plumbing Notification – Low Risk	65		
BUILDING SURVEYORS ASSESSMENT OF PLANS			
Please Note – All applications are to be Privately Certified prior to submission to Council.			
PLUMBING SURVEYOR – CERTIFICATE OF LIKELY COMPLIANCE (MAXIMUM 4 INSPECTIONS)			
CLASS 1 (DWELLING OR ADDITION) (Each Sole Occupancy Unit)			
Under 500m ²	378	03	
500m ² & Over	507		
CLASS 2-9 (NOW INCLUDING FARM BUILDINGS CLASS 7b)			
500m ² & Under	385	03	
Over 500m ² to 1000m ²	670		
Over 1000m ² to 2000m ²	878		
Over 2000 m ²	To be quoted		
CLASS 10 (MAXIMUM 3 INSPECTIONS)			
Class 10 – Stormwater with Fixtures	232	08	
STATE GOVERNMENT LEVIES			
State Government Building Administration Fee (0.1% on total cost of construction - over \$20,000)		13	
Tasmanian Building & Construction Industry Training Levy (0.2% on total cost of construction - over \$20,000)		12	
CONSTRUCTION COMPLIANCE (REFUNDABLE BOND)			
Class 1-9 (each Occupancy Unit)	750	11	
Class 10 (Outbuilding)	750	11	
Both fully refundable if:			
No additional inspections			
No damage caused to Council Infrastructure			
Works completed in Building Permit Period			
Compliance with Landscaping (if required by Planning Permit)			

NORTHERN MIDLANDS COUNCIL - 361 FEE SCHEDULE 1/7/2017 – 30/6/2018
Cont.

OTHER		
Additional Inspections (Both Building & Plumbing)	115	03
Initial extension of current building permit	140	02
2 nd extension of current building permit	282	02
3 rd & subsequent extension of current building permit	423	02
Additional charge for extension of expired permit <i>*if permitted to do so</i>	107	02
Extension of plumbing Permit or CLC	140	
Amendment of Building Permit:		
Class 10	288	
Class 1	288	02
Class 2-9	391	
Amendment of Certificate of Likely Compliance		
Class 10	77	
Class 1	102	03
Class 2-9	130	
Amendment of Plumbing Permit		
Class 10	177	
Class 1	177	08
Class 2-9	385	
File search fee (incl copy of plans)	65	07
Building Certificate (Plus Double Permit Authority fee)		
Class 10	567	
Class 1	567	03
Class 2-9 (less than 500m2)	752	
Class 2-9 (greater than 500m2)	1086	
Illegal building works (carried out by previous owner or current owner, all classes)	Double Building & Plumbing Fees	03
Form 80 Lodgment at completion	50	

REFUNDS

- Building & Plumbing Permits:**
- If application withdrawn prior to permit issue: 50% refund of all permit fees
 - If application withdrawn after permit issued & before works commenced, & PRIOR TO PERMIT EXPIRY: 20% refund of all permit fees
- Plumbing Surveyor Fees:**
- If application withdrawn prior to assessment & issue of CLC: 80% refund of fees
 - If application withdrawn after issue of CLC but prior to works commencing & PRIOR TO EXPIRY OF CLC: 50% refund of fees

Tasmanian Building and Construction Industry Training Levy may be refunded on application to the Tasmanian Building and Construction Training Board (Whilst permit valid & before works commence)

State Government Building Administration Fee Refundable less handling fee of \$12 on application to Council upon withdrawal of building application (Whilst permit valid & before works commence)

NORTHERN MIDLANDS COUNCIL - PLANNING FEES

Type of Application	1.7.18-30.6.19
Minor application (see note A)	\$130 (plus \$250 advert if reqd = \$380)
Permitted application	\$251 (+ .3% over \$300,000)
Discretionary application (due to being in Overlay (eg heritage precinct) or heritage listed, minor variation)	\$374 + \$250 advert fee (\$624) (+ .3% over \$300,000 ^p)
Discretionary application (discretionary use or variation to Planning Scheme provisions)	\$512 + \$250 advert fee (\$762) (+ .3% over \$300,000 ^p)
THC works application only	\$130 + \$250 advert fee (\$380)
Level 2 EMPCA application (advert fee at cost – invoiced after EPA permission to exhibit)	\$891 (+ advert fee at cost) (+ .3% over \$300,000 ^p)
Multiple Dwellings application (1 existing, charge for new. 0 existing, charge for all)	\$512+ \$250 advert fee (\$762) + \$260 per new unit + #1#2 + \$130 per variation per unit
Subdivision - permitted (no variations to Planning Scheme provisions)	\$512 + \$260 per new lot, (minimum of one lot charged) + #1#2
Subdivision - discretionary (no variations to Planning Scheme provisions)	\$512 + \$250 advert fee (\$762) + \$260 per new lot (minimum of 1 lot charged) #1#2
Subdivision - discretionary (variations to Planning Scheme provisions)	\$512 + \$250 advert fee (\$762) + \$260 per new lot (minimum of 1 lot charged) + \$130 per variation per lot + #1#2
Application in conjunction with subdivision	Discretionary fee no advertising fee
Other Departments' fees:	
#1 Engineering Department: Assessment/approval of plans/specifications and inspection of works (subdivisions & units)	\$343 (+ \$125 per lot/unit for each lot if over 3 lots)
#2 Health Department: EHO assessment fee of subdivision (outside sewerage district)	\$130 + \$65 each new lot
Retrospective application Additional charges will apply if s64 application under LUPAA	Double application fee Disbursements (eg solicitor's fees at cost) + 15% admin
Professional reports (invoiced)	At cost + 15% admin
# Advertising fee (see note B)	\$245
Planning Scheme Amendment	
• Application fee	\$999
• Processing fee (returned in full if not initiated)	\$999 (+ 3 advert fees of \$450 each) + \$610 if hearing required TPC fee (minimum of \$316)
• Disbursements (returned in full if not initiated)	Central Plan Register (minimum of \$30+)
• Application in conjunction with Planning Scheme Amendment (section 43A of LUPAA)	Relevant discretionary fee; no advert fee + #1#2
Request to Amend Northern Regional Land Use Strategy	
• Minor Amendment	\$500
• Major Amendment	\$2500
Request for extension of time for permit	\$128 (permitted) \$251 (discretionary)

Request to amend permit	\$128 (permitted) \$374 (discretionary)
Request to Seal Final Plan of Subdivision	\$251 + \$64 per lot (eg \$379 for 2 lots)
Further Request to Seal (if final plan of subdivision returned)	\$128
Certification of strata plan, and developer contribution	\$251 + \$128 per unit + \$1200 per new unit (eg \$1707 for 2 units)
Adhesion Order	\$251 (or \$128 if required by planning permit)
Request to amend sealed plan	\$251 + advert fees if required, & \$500 per hour if hearing required (invoiced)
Sealing of Part 5 Agreement	\$251 (or \$128 if required by planning permit)
Request information - completed files/search fee	\$65
Copy of A4 or A3 Scheme map	\$6 (or 1 only e-copy free)
<u>Refunds</u>	
<ul style="list-style-type: none"> Permitted applications withdrawn within 7 days & prior to assessment Permitted applications withdrawn prior to assessment Other applications withdrawn prior to assessment Disbursements (if unused) 	100% refund less \$125 admin fee (not disbursements) 50% refund 100% if unused

Notes:

- A Minor application (eg outbuilding up to 40m² & apex 3m, extension up to 30m² behind building line & under building height; modifications within existing roofline, pool.
- B Applications that require public exhibition: \$250 disbursement for advertising expenses.
- C Fees initially advised by Council officers are estimates only, they will be confirmed after full assessment by the Development Assessment Team.
- D Fees for projects over \$10m are negotiable, with a minimum of \$30,000.

**INTERIM PLANNING SCHEME – REVIEW OF ‘NO PERMIT REQUIRED’
& EXEMPT USES BUILDING/PLUMBING APPLICATIONS**

<i>Compliance review</i> <i>eg Single Dwelling, ancillary outbuildings/works in General Residential or Village Zone Resource Development or Utilities in Rural Resource Zone</i>	<i>\$65 per submission</i>
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