

DEVELOPMENT APPLICATION FEES 2010

All fees are exclusive of GST unless otherwise noted

All building activities as described under Airports Act 1996, Division 5 – Building Control require Airport Lessee Consent. An application for Bankstown Airport Limited / Camden Airport Limited (BAL/CAL) consent is required for all construction works at Bankstown and Camden Airports respectively. Activities associated with assessment or construction may also be applicable. These are listed below and are payable prior to approval or provision by BAL or CAL.

1. Pre-DA Meetings

A pre-DA meeting per application is included in the fees for an application.

A pre-DA meeting must be held for any proposed development with an estimated value exceeding \$1,000,000.00. A fee of \$1,000 must be paid prior to the pre-DA meeting. This fee will be credited against the Development Application Lodgement Fee for the proposed development if it is lodged with 12 months of the pre-DA meeting.

The fee is non-refundable if the Development Application Lodgement does not proceed.

Should a secondary pre-DA meeting be required a fee of \$500.00 may be required at the discretion of BAL or CAL.

2. Development Application Lodgement Fees

Fees for assessment of these activities are listed below in Table 1: Development Application Lodgement Fees.

Development Application Lodgement fees must be paid at the time of lodgement. The application cannot be lodged without payment.

Table 1: Development Application Lodgement Fees

Project Value* Up to and including:	Application Fee (inclusive of GST)
\$150,000 and "Exempt by ABC"***	\$900
\$500,000	\$3,000
\$1,000,000	\$5,000
\$2,500,000	\$6,000
\$5,000,000	\$11,000
\$10,000,000	\$20,000
\$25,000,000	\$27,500
≥\$25,000,000	\$27,500 + 0.10% of the Project Value exceeding \$25,000,000

*Note 1: Project value includes the total costs, including GST, for all the associated building activities
 *Note 2: Proposed developments with a cost of construction exceeding \$20 million will also be subject to Major Development Plan requirements
 **Note 3: Works exempt by the ABC are prescribed in the Airports (Building Control) Regulations 1996, Section 2.24

3. What does the Development Application Lodgement fee cover?

The activities covered by the Development Application Lodgement fee includes the following:

- 1 One pre-DA meeting to generally discuss the application, the process and the lodgment requirements;
- 2 Receipt of the application and any internal referrals of the application;
- 3 Consideration of the application for the purpose of determining whether any further information is required in relation to the proposed development;
- 4 One inspection of the land to which the proposed development relates;
- 5 Preparation of internal reports on the application (Note: there may be additional charges if it is necessary to seek specialist or regulatory advice.)
- 6 Preparation and service of notices of the Airport Lessee Company's (ALC) determination of the application

4. Modification to / Special Circumstance Fees for Applications / Approvals

MA-1	minor error, misdescription, miscalculation	\$250.00 + GST
MA-2	minor detail change (e.g. internal or minor detail changes)	Greater of a) 10% of Application fee or b) \$500.00 + GST
MA-3	Non-minor alterations to application documents (e.g. additional reports, additional works, etc)	Greater of a) 50% of Application fee or b) \$750.00 + GST
MA-4	If the proposed work impacts on existing tenants or infrastructure, provides long term infrastructure, involves commercial negotiations with the ALC, an additional loading will be payable	Greater of a) 50% of Application fee or b) \$1,000.00 + GST

5. Major Development Plan Processing Fees

Should the activity contemplated by the proposed development qualify as "Major Airport Development" (MDP) as per Division 4 of the Airports Act 1996, a lodgement fee of \$20,000.00 + GST will be payable for the assessment of the submission prior to lodgement with the Minister. The applicant is responsible for all fees associated with the preparation of the MDP submission to the Minister.

The ALC may be engaged to assist in the preparation of the MDP submission - fee to be negotiated on confirmation of service. Please discuss directly with BAL.

6. Final Inspections

One final inspection meeting per application is included in the Development Application Lodgement fee for an application. Should a secondary or staged final inspection meetings be required a fee of \$200.00 + GST may be applied per inspection.

7. Aviation Fees

AA-1	Assessment for NOTAM	\$130.00 + GST
AA-2	Obstacle Limitation Surface Assessment	
	Single Dwelling.....	\$130.00 + GST
	Dual Occupancy.....	\$295.00 + GST
	Construction Cranes (exceeding 3 months).....	\$455.00 + GST*
	All others.....	\$1,020 + GST*
	<i>*Complex matters may require extensive assessment increasing the cost. Proponents will be advised when this is the case and the likely costs involved.</i>	
AA-4	Additional Airport Site Induction	\$290.00 + GST
	<i>Development Application Lodgement Fees include one induction session for contractors.</i>	
AA-5	Work Safety Officers	\$85.00 per hour + GST
AA-6	Aviation Safety Equipment (e.g. gable markers, cones)	Cost + 20% + GST

8. Development Contributions

If the ALC is satisfied that development for which Development Consent is being sought will, or is likely to, require the provision of, or increase the demand for, amenities and services on the Airport to which the development application relates, the ALC may grant the Development Consent subject to a condition requiring:

- a) the supply of certain infrastructure or services to or at the Airport;
 - b) the payment of a monetary contribution;
- or both, as part of the terms and conditions of consent.

If:

- a) the ALC has, at any time, whether before or after the date on which a development application is made, provided amenities or services to the Airport relevant to the area the subject of the development application in preparation for, or to facilitate the carrying out, of development in that area, and
- b) Development for which Development Consent is sought will, if carried out, benefit from the provision of those amenities or services;

Then the ALC may grant the Development Consent subject to a condition requiring the payment of reasonable monetary contribution towards recoupment of the cost of providing the amenities or services.

9. Consultation Fees

Should the applicant be required, for the purposes of enabling the ALC to consider the application, to undertake consultation, a fee of \$935.00 for the following activities will be applicable:

- a. Art work to applicable format
- b. Distribution of application brief via email data base and Flyer
- c. Lodgement of application brief on the Sydney Metro Airport website
- d. Administration of up to 10 responses
- e. Distribution of summary of consultation and conditions via email data base
- f. Lodgement of outcomes on the Sydney Metro Airport website.

If more than 10 responses are received a fee of \$40 per response will be due for the administration of the responses.

Attendance by and engagement of BAL / CAL representatives will be undertaken at an hourly rates to be confirmed at the time of application. .

10. Miscellaneous Fees

Should the application be required, for the purposes of enabling the ALC to consider the application, to be assessed by a specialist consultant or referred to regulatory bodies (e.g. CASA, AirServices Australia) due to the nature of the development, the ALC will advise the applicant. All fees for third party consultants will be at the cost + 10% + GST to the applicant.

11. Why does the Airport charge these fees?

These charges are intended to provide for the appropriate assessment of applications for development. Assessment on the Airport includes the proper consideration for safety, environment and aviation requirements and BAL's planning objectives.