

AIRPORT LESSEE COMPANY CONSENT FEES 2020

All building activities described under the *Airports Act 1996, Part 5, Division 5 – Building Control* require Airport Lessee Company Consent. An application for Bankstown Airport Limited / Camden Airport Limited (BAL/CAL) consent is required for all building and construction works at Bankstown and Camden Airports respectively.

Fees for assessment may also be applicable. These are listed below. (These fees are separate to the fees payable for a building/work permit in the Airport Building Controller Online (ABCO) system),

1. Pre-Airport Lessee Company Consent (ALCC) Meeting

A pre-ALCC meeting per application is included in the fees for an application with a project value below \$1,000,000.

A pre-ALCC meeting **should** be held for any proposed development with an estimated value exceeding \$1,000,000. A fee of \$3,500 including GST must be paid prior to the pre-ALCC meeting. This fee will be credited against the Airport Lessee Company Consent Application Lodgement Fee for the proposed development, if the application is lodged within 12 months of the pre-ALCC meeting.

The fee is non-refundable if the Airport Lessee Company Consent Lodgement does not proceed. Should a secondary pre-ALCC meeting be required a fee of \$1,500 including GST may be required at the discretion of BAL or CAL.

2. Airport Lessee Company Consent Lodgement Fees

Fees for assessment of these activities are listed below in the table below.

Airport Lessee Company Consent Lodgement fees must be paid at the time of lodgement. Please note that an application cannot be lodged without payment.

Project Value ⁽¹⁾ (Up to and including)	Application Fee (including GST)
\$150,000 and "Exempt by ABC" ⁽³⁾	\$1,750
\$500,000	\$4,600
\$1,000,000	\$6,900
\$2,500,000	\$8,700
\$5,000,000	\$13,800
\$10,000,000	\$34,000
less than \$25,000,000	\$36,000
greater than \$25,000,000	\$36,000 + 0.1% 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 \$25,000,000 will also be subject to Major Development Plan requirements

Note 3: Works exempt by the Airport Building Controller (ABC) are prescribed in the *Airports (Building Control) Regulations 1996, Regulation 2.24*

3. What does the Airport Lessee Company Consent Lodgement Fee cover?

The activities covered by the Airport Lessee Company Consent Lodgement fee include the following:

1	One pre-ALCC meeting or telephone/email advice, to generally discuss the application, the process and the lodgement requirements
2	Receipt of the application
3	Provide internal referrals at receipt, review and assess the adequacy of the application and information and seek additional information if necessary
4	One inspection of the site to which the proposed development relates
5	Assess the application against <i>Regulation 2.04</i> of the <i>Airports (Building Control) Regulations</i> and relevant BAL/CAL planning objectives and policies (Note: There may be additional charges if it is necessary to seek specialist or regulatory advice)
6	Preparation/issue of the determination

4. Modification to / Special Circumstance Fees

Modifications to applications will incur the following fees:

	Type	Fee (including GST)
MA-1	minor error, mis-description, miscalculation	\$350
MA-2	minor detail change (e.g. internal or minor detail changes)	Greater of a) 10% of ALCC fee or b) \$650
MA-3	Non-minor alterations to application documents (e.g. additional reports, additional works, etc.)	Greater of a) 50% of ALCC fee or b) \$1,300
MA-4	If the proposed work impacts on existing tenants or infrastructure, or involves commercial negotiations with the Airport Lessee Company, an additional loading will be payable.	Greater of a) 50% of ALCC fee or b) \$2,000

5. Major Development Plan Processing Fees

Should the proposed development qualify as a Major Airport Development (MDP) under *Part 5 Division 4* of the *Airports Act 1996*, a lodgement fee of \$36,000 will be payable for the assessment of the submission, prior to lodgement with the Minister.

The Applicant is responsible for all costs associated with the preparation of the MDP and submission to the Minister. BAL/CAL must be engaged to assist in the preparation of the MDP and submission, as BAL/CAL have regulatory responsibilities. The fee is to be negotiated. ***Please discuss directly with BAL.***

6. Final Inspections

One final inspection per application is included in the Airport Lessee Company Consent Lodgement fee. Should a secondary or staged final inspection meetings be required a fee of \$600.00 including GST may be applied per inspection.

7. Aviation

Aviation safety is a key consideration. BAL/CAL will review all applications and advise whether an external aviation assessment needs to be conducted. If an external provider is required to complete the assessment, payments regarding such assessments must be made directly to that consultant.

8. Development Contributions

If BAL/CAL is satisfied that development (for which 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 consent relates), then BAL/CAL may grant the 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) BAL/CAL has, at any time (whether before or after the date on which the consent to an application is made) provided amenities or services to the Airport relevant to the area that is the subject of the application in preparation for, or to facilitate the carrying out, of development in that area, and;
- b) the development (for which Consent is sought) will, if carried out, benefit from the provision of those amenities or services;

then BAL/CAL may grant the consent subject to a condition requiring the payment of a reasonable monetary contribution towards recoupment of the cost of providing the amenities or services.

8. Consultation Fees

Should the application, for the purposes of enabling BAL/CAL to consider the application, require a Consultation Plan to be undertaken, a fee of \$1,800.00 including GST for the following activities will be applicable:

- a) Art work to applicable format for a flyer for notification
- b) Notification of the application via email, flyer letterbox distribution and to Council
- c) Uploading of the flyer to the Sydney Metro Airports website
- d) Administration of up to 10 responses
- e) Distribution of a summary of consultation and conditions via email
- f) Uploading of outcomes to the Sydney Metro Airport website.

If more than 10 responses are received a fee of \$60.00 including GST per response will be due for the administration of the responses.

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

9. Miscellaneous Fees

For the purposes of enabling BAL/CAL to consider the application, should the application need to or be required to be assessed by a specialist consultant e.g flooding, aviation risk, or referred to regulatory bodies (e.g. CASA, Airservices Australia) due to the nature of the development, then we will advise the applicant. All fees for third party consultants will be at the cost + 12.5% + GST to the applicant.

11. Why are these fees charged?

These charges are intended to provide for the appropriate assessment of applications. Assessment on the Airport includes the proper consideration for the regulatory, safety, environmental and aviation requirements, as well as BAL/CAL's planning objectives and community obligations.