

# AIRPORT LESSEE COMPANY CONSENT FEES

**All fees are inclusive of GST unless otherwise noted**

All building activities as described under *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 construction works at Bankstown and Camden Airports respectively.

Fees for activities associated with assessment or construction may also be applicable. These are listed below and are payable prior to consent to, approval of or provision by BAL or CAL.

## 1. Pre-ALCC Meetings

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 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 it 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 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 Table 1: Airport Lessee Company Consent Lodgement Fees.

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

**Table 1: Airport Lessee Company Consent Lodgement Fees**

Project Value* (Up to and including):	Application Fee (inclusive of GST)
\$150,000 and "Exempt by ABC"***	\$1,600
\$500,000	\$4,200
\$1,000,000	\$6,300
\$2,500,000	\$7,900
\$5,000,000	\$12,600
\$10,000,000	\$23,000
\$20,000,000	\$31,000
≥\$20,000,001	\$31,000 + 0.10% of the Project Value exceeding \$20,000,001

\*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, 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 to generally discuss the application, the process and the lodgement requirements;
2	Receipt of the request for consent form and any internal referrals of the application;
3	Consideration of the consent request 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's) consent to or refusal to provide consent.

### 4. Modification to / Special Circumstance Fees

MA-1	minor error, mis-description, miscalculation	\$290.00
MA-2	minor detail change (e.g. internal or minor detail changes)	Greater of a) 10% of ALCC fee or b) \$580.00
MA-3	Non-minor alterations to application documents (e.g. additional reports, additional works, etc.)	Greater of a) 50% of ALCC fee or b) \$1,160.00
MA-4	If the proposed work impacts on existing tenants or infrastructure, provides long term 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) \$1,750.00

### 5. Major Development Plan Processing Fees

Should the activity contemplated by the proposed development qualify as a "Major Airport Development" as per PART 5 Division 4 of the Airports Act 1996, a lodgement fee of \$31,000 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 must be engaged to assist in the preparation of the MDP submission – the fee is 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 Airport Lessee Company Consent Lodgement fee. Should a secondary or staged final inspection meetings be required a fee of \$550.00 may be applied per inspection.

### 7. Aviation Fees

AA-2	Obstacle Limitation Surface Assessment	
	Single Dwelling.....	\$200.00
	Dual Occupancy.....	\$450.00
	Construction Cranes (less than 3 months).....	\$330.00
	Construction Cranes (exceeding 3 months).....	\$825.00*
	All others.....	\$1,850.00*
	<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-3	Additional Airport Site Induction	\$450.00
	<i>Airport Lessee Company Consent Application Lodgement Fees include one induction session for contractors</i>	
AA-4	Work Safety Officers	\$120.00 per hour
AA-5	Aviation Safety Equipment (e.g. gable markers, cones)	Cost + 20% + GST

### 8. Development Contributions

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If the ALC 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 the ALC 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) the ALC 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 the ALC 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.

### **9. Consultation Fees**

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Should the application, for the purposes of enabling the ALC to consider the application, require a Consultation Plan to be undertaken, a fee of \$1,400.00 for the following activities will be applicable:

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

If more than 10 responses are received a fee of \$50 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.

### **10. Miscellaneous Fees**

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

### **11. Why does the Airport charge these fees?**

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