COMPLIANCE LEVY

From 1 July 2019, all new Development Applications will be subject to a Compliance Levy. The underlying intent of this levy is to better equip Council staff so that it can successfully respond to the broadening nature and increasing intensity of compliance and enforcement activity.

The cost of the Levy?
A compliance levy of 0.2 per cent of the total cost of works associated with each development application will be charged. The exceptions are stand-alone Development Applications for ancillary developments ie awnings, retaining walls etc.

Development Applications to modify an existing consent (pursuant to Section 4.55 of the Environmental Planning and Assessment Act 1979) will not incur the Levy.

Why is this fee being charged?
There is a broad range of areas for which local government in NSW has a regulatory oversight role. Among its key regulatory roles it performs relate to building, planning and environmental health and safety.

With the increase in population and development within The Hills Council, there is a clear need to ensure impacts of growth and change are well managed, quality of the urban and natural environment protected and relevant legislative requirements enforced effectively, efficiently and consistently.

Income from the Levy will improve Council’s capacity to efficiently:
• Respond to community issues and conduct compliance and enforcement services that are customer focused in a more timely manner
• Initiate and perform compliance actions
• Administer and enforce building, environmental and health regulation and policies
• Improve education for residents and business on council’s compliance and enforcement functions
• Focus on continuous improvement to reduce burdens and minimising the cost of regulation on business

When is the Levy payable?
• The Levy is payable at the time of lodgement of a Development Application
• The Levy is consistent with the provisions of Section 608 of the Local Government Act and Clause 246A(2) of the Environmental Planning and Assessment Regulations 2000.

Can the Compliance levy be refunded?
• Yes, the Levy will be refunded in full if the Development Application is refused or withdrawn.

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