



Fees and charges

2020 to 2021: **Our place. Our plan.**

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Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Year 20/21 Fee (incl. GST)
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Port Stephens Council

Development & Building Services

Services and Administration

Consultation and Advice

Pre-Lodgement Meeting/Advice

Pre-arranged 45 minute appointment	\$0.00	\$0.00	\$0.00	\$0.00
Per 45 minute appointment				
Provide minutes from pre-lodgement meeting for minor development	\$180.00	\$190.91	\$19.09	\$210.00
Provide minutes from pre-lodgement meeting for residential developments (outbuildings and or up to 5 dwellings), subdivisions (up to 5 lots) or any other development with a value of works up to \$1million				
Must be requested and paid for prior to meeting				
Provide minutes from pre-lodgement meeting for major development	\$490.00	\$490.91	\$49.09	\$540.00
Provide minutes from pre-lodgement meeting for residential developments (more than 5 dwellings), subdivisions (more than 5 lots) or any other development with a value of works over \$1million				
Must be requested and paid for prior to meeting				
Provide pre-lodgement advice where a meeting is not required	\$0.00	\$254.55	\$25.45	\$280.00

Professional and Technical Property Advice

Provide Dwelling Entitlement advice on land in certain rural, residential and environmental protection zones	\$0.00	\$254.55	\$25.45	\$280.00
Search Council records, review relevant legislation and provide written advice				

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Fee (incl. GST)
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Professional and Technical Property Advice [continued]

Provide advice on the Physical Commencement of Development Applications	\$0.00	\$490.91	\$49.09	\$540.00
Search Council records, undertake site inspection, review relevant legislation and provide written advice				
SEPP Certification or written advice in relation to exempt or complying development	\$130.00	\$164.09	\$16.41	\$180.50
\$180 per hour or part thereof				
Access appraisals	Relates to DA compliance issues, payment of contributions or meeting requirements of planning agreement or meeting DA conditions. Minimum fee plus inspection and reporting costs at \$150.00 per half hour or part thereof			
Request for information report and/or certification				
Dilapidation report	Min \$140.00 / Max \$180.00 / Per half hour or part thereof			

Consultation Services

Council Building Surveying or Planning Professional Officer providing consultant services	Junior \$140.00 / Senior \$180.00			
Per hour or part thereof including travel time if applicable				
Out of hours consultant work or inspection	Min. \$180.00 / Max. \$245.00			

Administration

Registrations

Registration of private construction certificate	\$36.00	\$36.00	\$0.00	\$36.00
Registration of private complying development certificate	\$36.00	\$36.00	\$0.00	\$36.00
Registration of private occupation certificate	\$36.00	\$36.00	\$0.00	\$36.00

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Year 20/21 Fee (incl. GST)
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Data Entry and Modelling

Data entry or modelling	\$127.50	\$118.18	\$11.82	\$130.00
Data entry or modelling undertaken by or on behalf of Council				
Charged at hourly rate for work undertaken by Council staff, or at full cost recovery rate for work undertaken on behalf of Council.				

Scanning and Archiving

Archiving fee – Applicable to all development and building applications	\$115.00	\$120.00	\$0.00	\$120.00
Scanning – Development and building applications submitted in hard copy	\$55.00	\$56.00	\$0.00	\$56.00

Building Specification Booklets

HIA members	\$15.80	\$14.73	\$1.47	\$16.20
Non HIA members	\$31.40	\$29.09	\$2.91	\$32.00

Voluntary Planning Agreements

Full recovery of Council's legal fees and exhibition costs	Full recovery of all costs to Council
Preparation and or review and exhibition of planning agreement	

Works in Kind Agreements

Preparation of agreement	Full recovery cost of Council's legal fees
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Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Year 20/21 Fee (incl. GST)
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Rezoning and Reclassification

Rezoning Requests

Miscellaneous

Pre-lodgement meeting	\$163.00	\$163.00	\$16.30	\$179.30
60-120 minute meeting				
Independent Review				All Direct Costs
Independent Study				All Direct Costs
Public Hearing				All Direct Costs

Category A

Stage 1 Lodgement	\$5,712.00	\$5,712.00	\$0.00	\$5,712.00
Fee includes up to 35 hours of work by Council staff. Additional hours will be invoiced to the applicant at an hourly rate of \$163.20 per hour.				
Stage 2 Post Gateway	\$11,424.00	\$11,424.00	\$0.00	\$11,424.00
Fee includes up to 70 hours of work by Council staff. Additional hours will be invoiced to the applicant at an hourly rate of \$163.20 per hour.				
Stage 3 Gazettal	\$2,284.80	\$2,285.00	\$0.00	\$2,285.00
Fee includes up to 14 hours of work by Council staff. Any additional hours will be invoiced to the applicant at an hourly rate of \$163.20 per hour.				
Planning proposals that are inconsistent with the Hunter Regional Plan, Greater Newcastle Metropolitan Plan, Local Strategic Planning Statement, Local Housing Strategy, Local Area Strategies, or other State or Local land use plan or strategy	\$0.00	\$2,110.00	\$0.00	\$2,110.00
Additional Fee				

Category B

Locally significant urban release areas and development. Significant additional permitted uses. A medium to high level of assessment, consultation and coordination is required. A medium to high number of supporting studies is required. An accompanying development control plan may be required.

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Fee (incl. GST)
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Category B [continued]

Stage 1 Lodgement	\$11,424.00	\$11,424.00	\$0.00	\$11,424.00
Fee includes up to 70 hours of work by Council staff. Any additional hours will be invoiced to the applicant at \$163.20 per hour.				
Stage 2 Post Gateway	\$22,848.00	\$22,848.00	\$0.00	\$22,848.00
Fee includes up to 140 hours of work by Council staff. Any additional hours will be invoiced to the applicant at \$163.20 per hour.				
Stage 3 Gazettal	\$5,712.00	\$5,712.00	\$0.00	\$5,712.00
Fee includes up to 35 hours of work by Council staff. Any additional hours will be invoiced to the applicant at \$163.20 per hour.				
Planning proposals that are inconsistent with the Hunter Regional Plan, Greater Newcastle Metropolitan Plan, Local Strategic Planning Statement, Local Housing Strategy, Local Area Strategies, or other State or Local land use plan or strategy	\$0.00	\$4,346.00	\$0.00	\$4,346.00
Additional Fee				

Category C

Large scale urban release areas and development. A high level of assessment, consultation and coordination is required. A high number of supporting studies is required. A development control plan is required.

Stage 1 Lodgement	\$42,432.00	\$42,432.00	\$0.00	\$42,432.00
Fee includes up to 280 hours of work by Council staff. Any additional hours will be invoiced to the applicant at \$163.20 per hour.				
Stage 2 Post Gateway	\$45,696.00	\$45,696.00	\$0.00	\$45,696.00
Fee includes up to 280 hours of work by Council staff. Any additional hours will be invoiced to the applicant at \$163.20 per hour.				
Stage 3 Gazettal	\$5,712.00	\$5,712.00	\$0.00	\$5,712.00
Fee includes up to 35 hours of work by Council staff. Any additional hours will be invoiced to the applicant at \$163.20 per hour.				
Planning proposals that are inconsistent with the Hunter Regional Plan, Greater Newcastle Metropolitan Plan, Local Strategic Planning Statement, Local Housing Strategy, Local Area Strategies, or other State or Local land use plan or strategy	\$10,200.00	\$10,200.00	\$0.00	\$10,200.00
Additional Fee				

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Year 20/21 Fee (incl. GST)
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Withdrawal of Planning Proposal (All Categories)

Stage 1 Lodgement	25% of stage fee
Applies to current stage only	
Stage 2 Gateway	25% of stage fee
Applies to current stage only	
Stage 3 Gazettal	25% of stage fee
Applies to current stage only	

Reclassification of Council-owned Land

Administration fee	\$484.50	\$448.18	\$44.82	\$493.00
Fee applies for non Council proponent				
Valuation Fee – Sale of rezoned or reclassified Council land	Fee applies for non Council proponent			
External valuer. Fee applies for non Council proponent				

Applications (including Das, CCs, CDCs and s.68)

Development Applications

Application Fees

Fees are based on value of development as determined by Council's authorised officer for the purposes of setting fees equitably and fairly

Development not involving building work/carrying out of work/subdivision of land/demolition work	\$285.00	\$285.00	\$0.00	\$285.00
Development involving building or demolition work with a value of works up to \$5,000	\$110.00	\$110.00	\$0.00	\$110.00
Development involving building or demolition work with a value of works \$5,001 – \$50,000	\$170.00 plus \$3.00 for each \$1,000 or part thereof of the estimates cost			
Development involving building or demolition work with a value of works \$50,001 – \$250,000	\$352.00 plus \$3.64 for each \$1,000 or part thereof by which the estimated cost exceeds \$50,000			

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Year 20/21 Fee (incl. GST)
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Application Fees [continued]

Development involving building or demolition work with a value of works \$250,001 – \$500,000	\$1,160.00 plus \$2.34 for each \$1,000 or part thereof by which the estimated cost exceeds \$250,000			
Development involving building or demolition work with a value of works \$500,001 – \$1,000,000	\$1,745.00 plus \$1.64 for each \$1,000 or part thereof by which the estimated cost exceeds \$500,000			
Development involving building or demolition work with a value of works \$1,000,001 – \$10,000,000	\$2,615.00 plus \$1.44 for each \$1,000 or part thereof by which the estimated cost exceeds \$1,000,000			
Development involving building or demolition work with a value of works exceeding \$10,000,000	\$15,875.00 plus \$1.19 for each \$1,000 or part thereof by which the estimated cost exceeds \$10,000,000			
Development being a single dwelling with a value of works up to \$100,000	\$455.00	\$455.00	\$0.00	\$455.00
Calculated fee does not apply to development meeting these requirements				

Additional Application Fees

Additional fee for agency or authority concurrence or approval	\$140.00	\$140.00	\$0.00	\$140.00
Additional fee for Integrated Development	\$140.00	\$140.00	\$0.00	\$140.00
Note: A payment of \$320.00 is required to each approved body. The payment may be in the form of a cheque made out to each body and forwarded to Council, or may be paid directly to each body if that body will accept the fee and a copy of the receipt forwarded to Council.				
Additional fee for Designated Development	\$920.00	\$920.00	\$0.00	\$920.00
In addition to calculated fee				
Additional fee for referral of a Residential Apartment Development to a design review panel	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00
Applies to all DA's and modification applications				
Additional fee for referral of other development to a design review panel	\$0.00	\$3,000.00	\$0.00	\$3,000.00
Applies to all DA's and modification applications				
Additional fee for review of all types of development by a design review panel prior to DA lodgment	Maximum fee \$2,500.00			
Applies to all DA's and modification applications				

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Year 20/21 Fee (incl. GST)
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Subdivision Application Fees

Boundary realignment	\$330.00	\$330.00	\$0.00	\$330.00
Consolidation of lots	\$330.00	\$330.00	\$0.00	\$330.00
Strata subdivision	\$330.00 plus \$65.00 per additional new lot			
Torrens title or community title subdivision – no new road	\$330.00 plus \$53.00 per additional new lot			
In addition to calculated fee for subdivision works				
Torrens title subdivision including new road	\$665.00 plus \$65.00 per additional new lot			
In addition to calculated fee for subdivision works				

Signage Application Fees

Signage	\$285.00 plus \$93.00 for each advertisement in excess of 1, or the fee calculated in accordance with the scale fee, whichever is greater			
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Notification and Advertising Fees

*Note - Council shall refund so much of the additional portion of the fee as not spent in giving the notice.

Notification pursuant to Council Community Participation Plan (CPP)	\$220.00	\$224.00	\$0.00	\$224.00
Re-Notification pursuant to Council Community Participation Plan (CPP)	\$220.00	\$224.00	\$0.00	\$224.00
Where Council is required to re-notify a development application due to amendments to the proposal				
Advertising pursuant to Council Community Participation Plan (CPP)	Up to a maximum of \$1,105.00			
Re-Advertising pursuant to Council Community Participation Plan (CPP)	Up to a maximum of \$1,105.00			
Where Council is required to re-advertise a development application due to amendments to the proposal				
Advertising fee for Advertised Development	Up to a maximum of \$1,105.00			
For developments classified as Advertised Development in accordance with the EP&A Regulation 2000.				

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Year 20/21 Fee (incl. GST)
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Notification and Advertising Fees [continued]

Advertising fee for Designated Development	Up to a maximum of \$2,220.00
For developments defined as Designated Development in accordance with the EP&A Regulation 2000.	
Advertising fee for Prohibited Development	Up to a maximum of \$1,105.00
For Prohibited Development as defined under the Port Stephens Local Environmental Plan.	

Modification (s4.55) Fees

Modification under Section 4.55 (EP&A Act 1979 and EP&A Regulations 2000) – Correct administrative error of Council	\$0.00	\$0.00	\$0.00	\$0.00
No administrative fee applies to the handling or administration of such applications				
Modification under Section 4.55 (EP&A Act 1979 and EP&A Regulations 2000) – Incorrect description/minor error or miscalculation	\$71.00	\$71.00	\$0.00	\$71.00
Modification under Section 4.55 or 4.56 (EP&A Act 1979 and EP&A Regulations 2000) – Minimal environmental impact	\$645.00 or 50% of the original DA fee, whichever is the lesser			
Modification under Section 4.55 or 4.56 (EP&A Act 1979 and EP&A Regulations 2000) and not of minimal environmental impact, with original DA fee less than \$100	50% of the original DA fee			
Modification under Section 4.55 or 4.56 (EP&A Act 1979 and EP&A Regulations 2000) and not of minimal environmental impact, with original DA fee of \$100 or more and not involving building work, the carrying out of work, or demolition	50% of the original DA fee			
Any other modification under Section 4.55 or 4.56 (EP&A Act 1979 and EP&A Regulations 2000) and not of minimal environmental impact, with original DA fee of \$100 or more and with a value of works up to \$5,000	\$55.00	\$55.00	\$0.00	\$55.00
Any other modification under Section 4.55 or 4.56 (EP&A Act 1979 and EP&A Regulations 2000) and not of minimal environmental impact, with original DA fee of \$100 or more and with a value of works up from \$5,001 – \$250,000	\$85.00 plus \$1.50 for each \$1,000 or part thereof of the estimated cost			
Any other modification under Section 4.55 or 4.56 (EP&A Act 1979 and EP&A Regulations 2000) and not of minimal environmental impact, with original DA fee of \$100 or more and with a value of works up from \$250,001 – \$500,000	\$500 plus an additional \$0.85 for each \$1,000 by which the estimated cost exceeds \$250,000			
Any other modification under Section 4.55 or 4.56 (EP&A Act 1979 and EP&A Regulations 2000) and not of minimal environmental impact, with original DA fee of \$100 or more and with a value of works up from \$500,001 – \$1,000,000	\$712.00 plus an additional \$0.50 for each \$1,000 by which the estimated cost exceeds \$500,000			
Any other modification under Section 4.55 or 4.56 (EP&A Act 1979 and EP&A Regulations 2000) and not of minimal environmental impact, with original DA fee of \$100 or more and with a value of works up from \$1,000,000 – \$10,000,000	\$987.00 plus an additional \$0.40 for each \$1,000 by which the estimated cost exceeds \$1,000,000			
Any other modification under Section 4.55 or 4.56 (EP&A Act 1979 and EP&A Regulations 2000) and not of minimal environmental impact, with original DA fee of \$100 or more and with a value of works over \$10,000,000	\$4,737.00 plus an additional \$0.27 for each \$1,000 by which the estimated cost exceeds \$10,000,000			

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Year 20/21 Fee (incl. GST)
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Modification (s4.55) Fees [continued]

Modification under Section 4.55 or 4.56 (EP&A Act 1979 and EP&A Regulations 2000) and not of minimal environmental impact, with original DA fee of \$100 or more and for a dwelling with a value of works not exceeding \$100,000	\$190.00	\$190.00	\$0.00	\$190.00
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Additional Modification (s4.55) Fees

Additional fee for modification under Section 4.55 or 4.56 (EP&A Act 1979 and EP&A Regulations 2000) where notice is required to be given	\$665.00	\$665.00	\$0.00	\$665.00
Additional fee for referral of a Section 4.55 or 4.56 (EP&A Act 1979 and EP&A Regulations 2000) modification application which relates to Residential Apartment Development accompanied by a design verification from a qualified designer	\$760.00	\$760.00	\$0.00	\$760.00
Fee is to be refunded if the modification application is not referred to a design review panel				

Withdrawal Fees

Application is withdrawn before an assessment report has been commenced	80% of fee may be refunded			
Application is withdrawn after an assessment report is commenced, but before completion of the assessment	40% of fees may be refunded			
Application is withdrawn after assessment has been completed but before determination is made	No refund applicable			
Application has been advertised or notified	No refund of notification or advertising fee (fee retained)			

Review of Decision to Reject Application

Review of decision to reject a development application with an estimated cost less than \$100,000	\$55.00	\$55.00	\$0.00	\$55.00
Review of decision to reject a development application with an estimated cost \$100,000 – \$1,000,000	\$150.00	\$150.00	\$0.00	\$150.00
Review of decision to reject a development application with an estimated cost more than \$1,000,000	\$250.00	\$250.00	\$0.00	\$250.00

Review of Determination of Application

Request for review of determination under Section 8.2 – 8.5 (EP&A Act 1997 and EP&A Regulation 2000) of development that doesn't involve building work, carrying out of a work, or demolition	50% of the fee for the original development application			
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Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (excl. GST)	GST	Fee (incl. GST)
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Review of Determination of Application [continued]

Request for review of determination under Section 8.2 – 8.5 (EP&A Act 1997 and EP&A Regulation 2000) involving development with an estimated cost up to \$5,000	\$55.00	\$55.00	\$0.00	\$55.00
Request for review of determination under Section 8.2 – 8.5 (EP&A Act 1997 and EP&A Regulation 2000) involving development with an estimated cost \$5,001 – \$250,000	\$85.00 plus \$1.50 for each \$1,000 or part thereof of the estimated cost			
Request for review of determination under Section 8.2 – 8.5 (EP&A Act 1997 and EP&A Regulation 2000) involving development with an estimated cost \$250,001 – \$500,000	\$500.00 plus an additional \$0.85 for each \$1,000 by which the estimated cost exceeds \$250,000			
Request for review of determination under Section 8.2 – 8.5 (EP&A Act 1997 and EP&A Regulation 2000) involving development with an estimated cost \$500,001 – \$1,000,000	\$712.00 plus an additional \$0.50 for each \$1,000 by which the estimated cost exceeds \$500,000			
Request for review of determination under Section 8.2 – 8.5 (EP&A Act 1997 and EP&A Regulation 2000) involving development with an estimated cost \$1,000,001 – \$10,000,000	\$987.00 plus additional \$0.40 for each \$1,000 by which the estimated cost exceeds \$1,000,000			
Request for review of determination under Section 8.2 – 8.5 (EP&A Act 1997 and EP&A Regulation 2000) involving development with an estimated cost more than \$10,000,000	\$4,737.00 plus an additional \$0.27 for each \$1,000 by which the estimated cost exceeds \$10,000,000			
Request for review of determination under Section 8.2 – 8.5 (EP&A Act 1997 and EP&A Regulation 2000) involving erection of a dwelling with an estimated cost of \$100,000 or less	\$190.00	\$190.00	\$0.00	\$190.00
Additional fee for review of modification where notice is required to be given under Section 8.2 – 8.5 (EP&A Act 1997 and EP&A Regulation 2000)	\$620.00	\$620.00	\$0.00	\$620.00

Building Works Construction Certificate Fees

Application Fees

All application fees are to be as per a pre-lodgement quotation based upon the finished market value of works as determined by Council, the professionalism of the submission, the applicant or applicants agent and the business relationship with the Council

Construction Works with a value up to \$5,000	Minimum fee \$115.00 plus \$3.00 per \$1,000 or part thereof Maximum fee \$150.00 plus \$9.00 per \$1,000 or part thereof
Construction Works with a value from \$5,001 – \$100,000	Minimum fee \$115.00 plus \$3.00 per \$1,000 or part thereof Maximum fee \$150.00 plus \$7.50 per \$1,000 or part thereof
Construction Works with a value from \$100,001 – \$400,000	Minimum fee \$300.00 plus \$1.50 per \$1,000 or part thereof Maximum fee \$865.00 plus \$3.75 per \$1,000 or part thereof

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Year 20/21 Fee (incl. GST)
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Application Fees [continued]

Construction Works with a value from \$400,001 – \$1,000,000	Minimum fee \$750.00 plus \$2.25 per \$1,000 or part thereof Maximum fee \$1,990.00 plus \$2.25 per \$1,000 or part thereof			
Construction Works with a value over \$1,000,000	\$2,370.00 plus as per quotation. Staff time per hour plus cost of resources required			

Modification (CL148) Fees

Modification under Clause 148	20% of the original fee or \$85.00 whichever is the greater
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Withdrawal Fees for Construction Certificates

Application is withdrawn before site investigations are made	80% of fee may be refunded on request of the applicant
Application is withdrawn prior to a BCA/DA compliance audit being commenced	40% of fees may be refunded on request of the applicant
Application is withdrawn after the BCA/DA compliance audit has been commenced but before the certificate is issued	5% of fee may be refunded on request of the applicant

BCA Alternative Solution Fee

Assessment of Alternate BCA Solution for Construction Certificate	25% to 75% loading on scheduled fees plus 130% of Council's direct costs
Provision of expert opinion, consultants, testing to assess the alternate solution(s)	

Complying Development Certificate Fees

Application Fees

Variable component building works – Based on the value of the building and all development works as determined by Council's Building Surveyor

Complying Development Certificate involving demolition of a single dwelling	\$320.00	\$296.36	\$29.64	\$326.00
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Name	Year 19/20	Year 20/21	
	Fee (incl. GST)	Fee (excl. GST)	GST (incl. GST)

Application Fees [continued]

Complying Development Certificate with a value up to \$5,000	Minimum fee \$115.00 plus \$3.00 per \$1,000 or part thereof Maximum fee \$150.00 plus \$9.00 per \$1,000 or part thereof
Complying Development Certificate with a value from \$5,001 – \$50,000	Minimum fee \$185.00 plus \$6.00 per \$1,000 or part thereof over \$5,000 Maximum fee \$200.00 plus \$9.00 per \$1,000 or part thereof over \$5,000
Complying Development Certificate with a value \$50,001 – \$400,000	Minimum fee \$230.00 plus \$4.00 per \$1,000 or part thereof over \$50,000 Maximum fee \$335.00 plus \$9.00 per \$1,000 or part thereof over \$50,000
Complying Development Certificate with a value \$400,001 – \$1,000,000	Minimum fee \$1,700.00 plus \$1.20 per \$1,000 or part thereof over \$400,000 Maximum fee \$4,290.00 plus \$3.00 per \$1,000 or part thereof over \$400,000
Complying Development Certificate with a value over \$1,000,000	\$2,370.00 plus as per quotation (staff time per hour plus cost of resources required)

Modification (S4.30) Fees of Complying Development Certificate

Modification under Section 4.30	20% of original fee or \$85.00 whichever is the greater
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Withdrawal Fees of Complying Development Certificates

Application is withdrawn before site investigations are made	80% of fee may be refunded on request of the applicant
Application is withdrawn prior to preparation of an assessment / compliance audit being commenced	40% of fees may be refunded on request of the applicant
Application is withdrawn after the assessment/compliance audit has been completed, but before the certificate is issued	5% of fee may be refunded on request of the applicant

BCA Alternative Solution Fee

Assessment of Alternate BCA Solution for Complying Development Certificate	25% to 75% loading on scheduled fees plus 130% of Council's direct costs
Provision of expert opinion, consultants, testing to assess the alternate solution(s)	

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Year 20/21 Fee (incl. GST)
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Section 68 Application Fees (Local Government Act 1993)

Applications other than that for a manufactured home, caravan park, movable dwelling or onsite waste management system

Application other than to install a manufactured home, moveable dwelling or associated structure on land or an on-site sewage management system	\$180.00	\$183.50	\$0.00	\$183.50
Per application inspection				
Objections to application of regulations and local policies	\$0.00	\$250.00	\$0.00	\$250.00
Application to Transport Waste (over/under public land)	\$0.00	\$100.00	\$0.00	\$100.00

Certification

Building Inspection Fees

Residential Development Fees

For all additional inspections in excess of those listed additional inspection fees including GST are applicable

Residential Development up to \$10,000 where a single site visit only is required for critical post approval stage inspection	Minimum fee \$185.00. Maximum fee \$305.00. Single inspection only
Residential Development up to \$10,000 where two site visits only are required for all critical post approval stage inspections	Minimum fee \$325.00. Maximum fee \$456.00. Up to 2 inspections, e.g. shed footings and S/W inspection conducted concurrently, frame and final inspection conducted concurrently
Residential Development \$10,001 – \$20,000	Minimum fee \$485.00. Maximum fee \$680.00. Up to 3 inspections per development
Residential Development \$20,001 – \$50,000	Minimum fee \$640.00. Maximum fee \$900.00. Up to 4 inspections per development
Residential Development \$50,001 – \$100,000	Minimum fee \$805.00. Maximum fee \$1,135.00. Up to 5 inspections per development/per unit
Residential Development more than \$100,001	Minimum fee \$965.00. Maximum fee \$1,355.00. Up to 6 inspections per development/per unit

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Year 20/21 Fee (incl. GST)
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Commercial/Industrial Development Fees

For all additional inspections in excess of those listed additional inspection fees including GST are applicable

Industrial / Commercial Development up to \$10,000	Minimum fee \$325.00. Maximum fee \$460.00. Up to 2 inspections
Industrial / Commercial Development \$10,001 – \$50,000	Minimum fee \$485.00. Maximum fee \$680.00. Up to 3 inspections
Industrial / Commercial Development \$50,001 – \$250,000	Minimum fee \$805.00. Maximum fee \$1,135.00. Up to 5 inspections
Industrial / Commercial Development \$250,001 plus	Minimum fee \$1,280.00. Maximum fee \$1,805.00. Up to 8 inspections

Other Fees

Additional inspection or reinspection	Minimum fee \$140.00. Maximum fee \$180.00 per half hour or part thereof
Required inspections and critical stage inspections will be done concurrently if possible and viable. Additional inspections may be required and must be paid for prior to inspection being done or may be invoiced at discretion of Building Inspector	
Out of hours inspection	\$185.00 per half hour or part thereof
Building inspection where Construction Certificate has not been issued by Port Stephens Council	140%-200% of the applicable fee or as otherwise determined by the BAM
Quotation based on above schedule and staff time per hour plus cost of resources at cost plus 20%	

Compliance Certificate Fees

Compliance Certificate	\$170.00	\$157.27	\$15.73	\$173.00
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Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Year 20/21 Fee (incl. GST)
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Occupation Certificate Fees

Class 1 or Class 10 Building Fees

Occupation Certificate for a Class 1 or Class 10 building with a value up to \$5,000	\$115.00	\$109.09	\$10.91	\$120.00
Paid at time of PCA appointment				
Covers single dwelling and ancillary out buildings				
Occupation Certificate for a Class 1 or Class 10 building with a value from \$5,001 – \$20,000	\$170.00	\$159.09	\$15.91	\$175.00
Paid at time of PCA appointment				
Covers single dwelling and ancillary out buildings				
Occupation Certificate for a Class 1 or Class 10 building with a value from \$20,001 – \$400,000	\$220.00	\$204.55	\$20.45	\$225.00
Paid at time of PCA appointment				
Covers single dwelling and ancillary out buildings				
Occupation Certificate for a Class 1 or Class 10 building with a value from \$400,001 – \$1,000,000	\$270.00	\$250.00	\$25.00	\$275.00
Paid at time of PCA appointment				
Covers single dwelling and ancillary out buildings				
Occupation Certificate for a Class 1 or Class 10 building with a value over \$1,000,000	\$270.00	\$250.00	\$25.00	\$275.00
Paid at time of PCA appointment				
Covers single dwelling and ancillary out buildings				

Class 2 to Class 9 Building Fees

Occupation Certificate for a Class 2 – 9 building with a value up to \$20,000	\$170.00	\$159.09	\$15.91	\$175.00
Paid at time of PCA appointment				
Occupation Certificate for a Class 2 – 9 building with a value from \$20,001 – \$200,000	\$220.00	\$204.55	\$20.45	\$225.00
Paid at time of PCA appointment				

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Year 20/21 Fee (incl. GST)
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Class 2 to Class 9 Building Fees [continued]

Occupation Certificate for a Class 2 – 9 building with a value from \$200,001 – \$400,000	\$220.00	\$204.55	\$20.45	\$225.00
Paid at time of PCA appointment				
Occupation Certificate for a Class 2 – 9 building with a value from \$400,001 – \$1,000,000	\$270.00	\$250.00	\$25.00	\$275.00
Paid at time of PCA appointment				
Occupation Certificate for a Class 2 – 9 building with a value greater than \$1,000,001	\$270.00	\$250.00	\$25.00	\$275.00
Paid at time of PCA appointment				

Relocated Building Fees

Inspection of relocated building Port Stephens PGA	\$185.00	\$188.50	\$0.00	\$188.50
Travelling cost associated with inspection of relocated building	\$2.70 per kilometre in addition to inspection fee			
To and from site within or outside Port Stephens LGA				

Other Certificates

Building Certificate Fees

Application Fees

Class 1 (dwelling) or Class 2 building comprising 2 dwellings only, including Class 10 (outbuildings)	\$250.00	\$250.00	\$0.00	\$250.00
Class 10 (outbuildings)	\$250.00	\$250.00	\$0.00	\$250.00
Class 2 – 9 buildings with floor area not exceeding 200m2	\$250.00	\$250.00	\$0.00	\$250.00
Class 2 – 9 buildings with floor area exceeding 200m2 but not exceeding 2,000m2	\$250.00 fee plus \$0.50 per square metre above 200 square metres			
Class 2 – 9 buildings with floor area exceeding 2,000m2	\$1,165.00 fee plus \$0.75 per square metre above 2,000 square metres			
Applications relating to external walls only	\$250.00	\$250.00	\$0.00	\$250.00

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Year 20/21 Fee (incl. GST)
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Application Fees [continued]

Additional fee where circumstances listed in clause 260 (3A) of EP&A Regulations apply	As per DA and CC application fee calculations			
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Other Fees

Reinspection fee	\$90.00	\$90.00	\$0.00	\$90.00
Can be applied once only to each building certificate application				
Copy of Certificate	\$13.00	\$13.00	\$0.00	\$13.00
Certified copy of document or map	\$53.00	\$53.00	\$0.00	\$53.00

Bushfire Certificate Fees

Bushfire certificate where Council is the certifier	\$180.00 fee per certificate if Council is the certifying authority			
Bushfire certificate where Council is not the certifier	\$405.00 minimum fee per certificate if Council is NOT the certifying authority			

Planning Certificate Fees

Section 10.7(2) Planning Certificate	\$53.00	\$53.00	\$0.00	\$53.00
Section 10.7(2) and 10.7(5) Planning Certificate	\$133.00	\$133.00	\$0.00	\$133.00

Swimming Pools

Certificate of Compliance Fees

Swimming Pool Certificate of Compliance (including 1st inspection)	\$150.00	\$136.36	\$13.64	\$150.00
Includes 1st inspection and issue of Certificate of Compliance				

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Year 20/21 Fee (incl. GST)
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Certificate of Compliance Fees [continued]

Reinspection fee for Swimming Pool Certificate of Compliance	\$100.00	\$90.91	\$9.09	\$100.00
Re-inspection fees in respect of Swimming Pool Certificates of Compliance will be charged in accordance with the Swimming Pool Regulations				

Swimming Pool Registration Fees

Administration Fee for Registration of Swimming Pool or Amendment of Swimming Pool Registration	\$10.00	\$9.09	\$0.91	\$10.00
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Swimming Pool Safety Barrier Exemption Fee

Application Fee for Swimming Pools Safety Barrier Exemption Application	\$70.00	\$250.00	\$0.00	\$250.00
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Fire Safety

Registration Fee

Fire Safety – Registration fee	\$50.00	\$46.36	\$4.64	\$51.00
Receiving a Fire Safety Statement including ensuring information on that statement is dealt with as required by legislation				

Inspection Fee

Fire Safety – Inspection fee	\$165.00	\$152.73	\$15.27	\$168.00
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Fire Safety Certificate Fee

Name	Year 19/20 Fee (incl. GST)	Year 20/21 Fee (excl. GST)	Year 20/21 GST	Year 20/21 Fee (incl. GST)
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Fire Safety Certificate Fee [continued]

Fire Safety – Certification audit	\$50.00	\$46.36	\$4.64	\$51.00
Per individual fire safety measure type				
Consider and determine whether a Fire Safety Statement complies with relevant legislation				

Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings

Application Fees

Install a Manufactured home, moveable dwelling or associated structure on land (Section 68A Local Government Act)	\$465.00	\$473.00	\$0.00	\$473.00
Application for approval to Operate a Manufactured Home Estate, Caravan Park or Camping Ground (Initial)	Minimum Inspection fee of \$300.00 plus \$5.40 per site			
Application for approval to Operate a Manufactured Home Estate, Caravan Park or Camping Ground (Renewal)	Minimum Inspection fee of \$150.00 plus \$3.70 per site			
Application for Approval to Operate Manufactured Home Estates, Caravan Park or Camping Ground (change of details including community map)	\$0.00	\$65.00	\$0.00	\$65.00
Application for Approval to Operate Manufactured Home Estate, Caravan Park or Camping Ground (Amendment)	Minimum Inspection Fee of \$150.00 plus \$3.75 per site			
Issue of replacement Approval to Operate	\$37.00	\$37.00	\$0.00	\$37.00
Application for installation of relocatable home or rigid annexe on flood liable land	\$0.00	\$250.00	\$0.00	\$250.00

Inspection and Certificate Fees

Assessment of Notice of Completion of Installation (Manufactured Home) and issue of certificate of completion (per site)	\$65.00	\$65.00	\$0.00	\$65.00
Receipt of Notice of Completion of Installation (Relocatable Home or Associated Structure) (per site)	\$32.50	\$32.50	\$0.00	\$32.50
Inspection and Re-Inspection associated with Manufactured Home Estate, Caravan Park or Camping Ground (per hour minimum 30 minutes)	\$0.00	\$284.00	\$0.00	\$284.00

Name	Year 19/20 Fee (incl. GST)	Year 20/21		
		Fee (excl. GST)	GST	Fee (incl. GST)

Compliance

Compliance Cost Notice Fees

Order Compliance Costs	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00
Maximum fee* Notes: * Actual fee determined based on costs and expenses				
Notice of Intention Compliance Costs	\$500.00	\$500.00	\$0.00	\$500.00
Maximum fee* Notes: * Actual fee determined based on costs and expenses				