

Fees and charges

2022 to 2023



Our place. Our plan. Our future.

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Name	Description	Year 21/22	Year 22/23			Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)			

Port Stephens Council

Development & Building Services

Services and Administration

Consultation and Advice

Pre-Lodgement Meeting/Advice

Provide minutes from pre-lodgement meeting for minor development	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	\$211.50	\$245.45	\$24.55	\$270.00			Market pricing
Provide minutes from pre-lodgement meeting for major development	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	\$544.00	\$543.64	\$54.36	\$598.00			Market pricing

Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Pre-Lodgement Meeting/Advice [continued]

Provide pre-lodgement advice where a meeting is not required		\$282.00	\$281.82	\$28.18	\$310.00			Market pricing
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Professional and Technical Property Advice

Provide Dwelling Entitlement advice on land in certain rural, residential and environmental protection zones	Search Council records, review relevant legislation and provide written advice	\$280.00	\$254.55	\$25.45	\$280.00			Market pricing
Provide advice on the Physical Commencement of Development Applications	Search Council records, undertake site inspection, review relevant legislation and provide written advice	\$540.00	\$490.91	\$49.09	\$540.00			Market pricing
SEPP Certification or written advice in relation to exempt or complying development	\$180 per hour or part thereof	\$180.50	\$164.09	\$16.41	\$180.50			Market pricing
Access appraisals	Request for information report and/or certification	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						Partial cost pricing
Dilapidation report		Min \$140.00 / Max \$180.00 / Per half hour or part thereof						Market pricing

Consultation Services

Council Building Surveying or Planning Professional Officer providing consultant services	Per hour or part thereof including travel time if applicable	Accredited Certifier A4-A3 \$140.00 / Accredited Certifier A2 - A1 \$180.00				Per hour or part thereof		Market pricing
Out of hours consultant work or inspection		Min. \$180.00 / Max. \$245.00				Per hour or part thereof		Market pricing

Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Administration

Registrations

Registration of private construction certificate		\$36.00	\$36.00	\$0.00	\$36.00	Per certificate	EP&A Regulation 2000 Clause 263(2)	Statutory pricing
Registration of private complying development certificate		\$36.00	\$36.00	\$0.00	\$36.00	Per certificate	EP&A Regulation 2000 Clause 263(2)	Statutory pricing
Registration of private occupation certificate		\$36.00	\$36.00	\$0.00	\$36.00	Per certificate	EP&A Regulation 2000 Clause 263(2)	Statutory pricing

Data Entry and Modelling

Data entry or modelling	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.	\$131.00	\$122.73	\$12.27	\$135.00	Per hour		Full cost pricing
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Scanning and Archiving

Archiving fee – Applicable to all development and building applications		\$121.00	\$133.00	\$0.00	\$133.00	Per application		Partial cost pricing
Scanning – Development and building applications submitted in hard copy		\$57.00	\$62.50	\$0.00	\$62.50	Per application		Partial cost pricing

Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (excl. GST)	GST	Fee (incl. GST)	Unit	Legislation	Pricing Policy
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Building Specification Booklets

HIA members		\$16.40	\$15.45	\$1.55	\$17.00	Each		Market pricing
Non HIA members		\$32.50	\$30.45	\$3.05	\$33.50	Each		Market pricing

Voluntary Planning Agreements

Preparation of agreement	Preparation and or review and exhibition of planning agreement	Full recovery of all costs to Council						Full cost pricing
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Works in Kind Agreements

Preparation of agreement		Full recovery cost of Council's legal fees						Full cost pricing
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Rezoning and Reclassification

Rezoning Requests

Planning Proposals and Reclassification

Pre-lodgement meeting		\$181.00	\$180.91	\$18.09	\$199.00			Full cost pricing
Independent Review		All direct costs including hourly rate for Project Management at \$180/hour						Full cost pricing
Independent Studies (including a Place Plan)		All direct costs including hourly rate for Project Management at \$180/hour						Full cost pricing
Public Hearing		All Direct Costs						Full cost pricing

Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Planning Proposals and Reclassification [continued]

NSW Public Spaces Legacy Program Planning Proposal	Stage 1 Lodgement of planning proposal withdrawn or discontinued in 2020 under the NSW Public Spaces Legacy Program.	\$0.00	\$0.00	\$0.00	\$0.00	Per proposal		Free (zero priced)
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Category A - Planning Proposals

Low impact and low yield development. Minor additional permitted uses. A low level of assessment, consultation and coordination is required. No, or minimal, supporting studies are required. An accompanying development control plan is not required.

Stage 1 Lodgement	Fee includes up to 35 hours of work by Council staff including rezoning request assessment prior to lodgement. Additional hours will be invoiced to the applicant at an hourly rate of \$180 per hour.	\$6,300.00	\$6,930.00	\$0.00	\$6,930.00	Per proposal		Full cost pricing
Stage 2 Post Gateway	Fee includes up to 70 hours of work by Council staff. Additional hours will be invoiced to the applicant at an hourly rate of \$180 per hour.	\$12,600.00	\$13,860.00	\$0.00	\$13,860.00	Per proposal		Full cost pricing
Stage 3 Gazettal	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 \$180 per hour.	\$2,520.00	\$2,772.00	\$0.00	\$2,772.00	Per proposal		Full cost pricing

Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Category A - Planning Proposals [continued]

Additional fee	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 strategy or place plan	\$2,125.00	\$2,337.00	\$0.00	\$2,337.00	Per proposal		Full cost pricing
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Category B - Planning Proposals

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.

Stage 1 Lodgement	Fee includes up to 70 hours of work by Council staff including rezoning request assessment prior to lodgement. Any additional hours will be invoiced to the applicant at \$180 per hour.	\$12,600.00	\$13,860.00	\$0.00	\$13,860.00	Per proposal		Full cost pricing
Stage 2 Post Gateway	Fee includes up to 140 hours of work by Council staff. Any additional hours will be invoiced to the applicant at \$180 per hour.	\$25,200.00	\$27,720.00	\$0.00	\$27,720.00	Per proposal		Full cost pricing

Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Category B - Planning Proposals [continued]

Stage 3 Gazettal	Fee includes up to 35 hours of work by Council staff. Any additional hours will be invoiced to the applicant at \$180 per hour.	\$6,300.00	\$6,930.00	\$0.00	\$6,930.00	Per proposal		Full cost pricing
Additional fee	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 strategy or place plan	\$4,376.00	\$4,813.00	\$0.00	\$4,813.00	Per proposal		Full cost pricing

Category C - Planning Proposals

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	Fee includes up to 280 hours of work by Council staff including rezoning request assessment prior to lodgement. Any additional hours will be invoiced to the applicant at \$180 per hour.	\$50,400.00	\$55,440.00	\$0.00	\$55,440.00	Per proposal		Full cost pricing
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Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Category C - Planning Proposals [continued]

Stage 2 Post Gateway	Fee includes up to 280 hours of work by Council staff. Any additional hours will be invoiced to the applicant at \$180 per hour.	\$50,400.00	\$55,440.00	\$0.00	\$55,440.00	Per proposal		Full cost pricing
Stage 3 Gazettal	Fee includes up to 35 hours of work by Council staff. Any additional hours will be invoiced to the applicant at \$180 per hour.	\$6,300.00	\$6,930.00	\$0.00	\$6,930.00	Per proposal		Full cost pricing
Additional fee	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 strategy or place plan	\$10,271.00	\$11,298.00	\$0.00	\$11,298.00	Per proposal		Full cost pricing

Withdrawal of Planning Proposal (All Categories)

Stage 1 Lodgement	Applies to current stage only. Refund not available after issue of Gateway determination.			28% of stage fee				Full cost pricing
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Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Withdrawal of Planning Proposal (All Categories) [continued]

Stage 2 Gateway	Applies to current stage only. Refund not available after post-exhibition report to Council.			28% of stage fee				Full cost pricing
Stage 3 Gazettal	Applies to current stage only.			28% of stage fee				Full cost pricing

Reclassification of Council-owned Land

Administration fee	Fee applies for non Council proponent	\$496.00	\$545.00	\$0.00	\$545.00			Partial cost pricing
Valuation Fee – Sale of rezoned or reclassified Council land	External valuer. Fee applies for non Council proponent		Fee applies for non Council proponent					Market pricing

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		EP&A Regulation 2000 Clause 250	Statutory pricing
Development involving building or demolition work with a value of works up to \$5,000		\$110.00	\$110.00	\$0.00	\$110.00		EP&A Regulation 2000 Clause 246B(1)	Statutory pricing

Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Application Fees [continued]

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					EP&A Regulation 2000 Clause 246B(1)	Statutory pricing
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					EP&A Regulation 2000 Clause 246B(1)	Statutory pricing
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					EP&A Regulation 2000 Clause 246B(1)	Statutory pricing
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					EP&A Regulation 2000 Clause 246B(1)	Statutory pricing
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					EP&A Regulation 2000 Clause 246B(1)	Statutory pricing
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					EP&A Regulation 2000 Clause 246B(1)	Statutory pricing
Development being a single dwelling with a value of works up to \$100,000	Calculated fee does not apply to development meeting these requirements	\$455.00	\$455.00	\$0.00	\$455.00		EP&A Regulation 2000 Clause 247	Statutory pricing

Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Additional Application Fees

Additional fee for agency or authority concurrence or approval		\$140.00	\$140.00	\$0.00	\$140.00		EP&A Regulation 2000 Clause 252(1)(a)	Statutory pricing
Additional fee for Integrated Development	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.	\$140.00	\$140.00	\$0.00	\$140.00		EP&A Regulation 2000 Clause 253(1)	Statutory pricing
Additional fee for Designated Development	In addition to calculated fee	\$920.00	\$920.00	\$0.00	\$920.00		EP&A Regulation 2000 Clause 251	Statutory pricing
Electronic referral and review of DA by an Urban Design Panel		\$1,500.00	\$1,500.00	\$0.00	\$1,500.00			
Additional fee for referral of a Residential Apartment Development to an Urban Design Panel	Applies to all DA's and modification applications	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00		EP&A Regulation 2000 Clause 248	Statutory pricing
Additional fee for referral of other development to an Urban Design Panel	Applies to all DA's and modification applications	\$3,025.00	\$3,120.00	\$0.00	\$3,120.00			Market pricing
Additional fee for review of all types of development by an Urban Design Panel prior to DA lodgment	Applies to all DA's and modification applications			Maximum fee \$2,500.00				Market pricing

Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Subdivision Application Fees

Boundary realignment		\$330.00	\$330.00	\$0.00	\$330.00		EP&A Regulation 2000 Clause 249(a)(ii)	Statutory pricing
Consolidation of lots		\$330.00	\$330.00	\$0.00	\$330.00		EP&A Regulation 2000 Clause 249(a)(ii)	Statutory pricing
Strata subdivision			\$330.00 plus \$65.00 per additional new lot				EP&A Regulation 2000 Clause 249(b)	Statutory pricing
Torrens title or community title subdivision – no new road	In addition to calculated fee for subdivision works		\$330.00 plus \$53.00 per additional new lot				EP&A Regulation 2000 Clause 249(a)(ii)	Statutory pricing
Torrens title subdivision including new road	In addition to calculated fee for subdivision works		\$665.00 plus \$65.00 per additional new lot				EP&A Regulation 2000 Clause 249(a)(i)	Statutory pricing

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					EP&A Regulation 2000 Clause 249B(2)	Statutory pricing
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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.

Name	Description	Year 21/22	Year 22/23			Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)			

Notification and Advertising Fees [continued]

Notification pursuant to Council Community Participation Plan (CPP)		\$226.00	\$248.00	\$0.00	\$248.00			Statutory pricing
Re-Notification pursuant to Council Community Participation Plan (CPP)	Where Council is required to re-notify a development application due to amendments to the proposal	\$226.00	\$248.00	\$0.00	\$248.00			Statutory pricing
Advertising pursuant to Council Community Participation Plan (CPP)		Up to a maximum of \$1,105.00					EP&A Regulation 2000 Clause 252(1)(d)	Statutory pricing
Re-Advertising pursuant to Council Community Participation Plan (CPP)	Where Council is required to re-advertise a development application due to amendments to the proposal	Up to a maximum of \$1,105.00					EP&A Regulation 2000 Clause 252(1)(d)	Statutory pricing
Advertising fee for Advertised Development	For developments classified as Advertised Development in accordance with the EP&A Regulation 2000.	Up to a maximum of \$1,105.00					EP&A Regulation 2000 Clause 252(1)(b)	Statutory pricing
Advertising fee for Designated Development	For developments defined as Designated Development in accordance with the EP&A Regulation 2000.	Up to a maximum of \$2,220.00					EP&A Regulation 2000 Clause 252(1)(a)	Statutory pricing
Advertising fee for Prohibited Development	For Prohibited Development as defined under the Port Stephens Local Environmental Plan.	Up to a maximum of \$1,105.00					EP&A Regulation 2000 Clause 252(1)(c)	Statutory pricing

Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (excl. GST)	Year 22/23 GST	Year 22/23 Fee (incl. GST)	Unit	Legislation	Pricing Policy
Modification (s4.55) Fees								
Modification under Section 4.55 (EP&A Act 1979 and EP&A Regulations 2000) – Correct administrative error of Council	No administrative fee applies to the handling or administration of such applications	\$0.00	\$0.00	\$0.00	\$0.00		EP&A Regulation 2000 Clause 258(1)	Statutory pricing
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		EP&A Regulation 2000 Clause 258(1)	Statutory pricing
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					EP&A Regulation 2000 Clause 258(1a)	Statutory pricing
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					EP&A Regulation 2000 Clause 258(2)(a)	Statutory pricing
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					EP&A Regulation 2000 Clause 258(2)(b)(ii)	Statutory pricing
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		EP&A Regulation 2000 Clause 258(2)(b)(iii)	Statutory pricing
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					EP&A Regulation 2000 Clause 258(2)(b)(iii)	Statutory pricing

Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Modification (s4.55) Fees [continued]

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					EP&A Regulation 2000 Clause 258(2)(b)(ii)	Statutory pricing
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					EP&A Regulation 2000 Clause 258(2)(b)(iii)	Statutory pricing
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					EP&A Regulation 2000 Clause 258(2)(b)(iii)	Statutory pricing
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					EP&A Regulation 2000 Clause 258(2)(b)(iii)	Statutory pricing
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		EP&A Regulation 2000 Clause 258(2)(b)(ii)	Statutory pricing

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		EP&A Regulation 2000 Clause 258(2)	Statutory pricing
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	Fee is to be refunded if the modification application is not referred to a design review panel	\$760.00	\$760.00	\$0.00	\$760.00		EP&A Regulation 2000 Clause 258(2)(a)	Statutory pricing

Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Withdrawal Fees

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

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		EP&A Regulation 2000 Clause 257A(a)	Statutory pricing
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		EP&A Regulation 2000 Clause 257A(b)	Statutory pricing
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		EP&A Regulation 2000 Clause 257A(c)	Statutory pricing

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						Statutory pricing
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Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23 Fee GST Fee (excl. GST) (incl. GST)			Unit	Legislation	Pricing Policy	
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		EP&A Regulation 2000 Clause 257(c)	Statutory pricing
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					EP&A Regulation 2000 Clause 257(c)	Statutory pricing	
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					EP&A Regulation 2000 Clause 257(c)	Statutory pricing	
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					EP&A Regulation 2000 Clause 257(c)	Statutory pricing	
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					EP&A Regulation 2000 Clause 257(c)	Statutory pricing	
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					EP&A Regulation 2000 Clause 257(c)	Statutory pricing	
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		EP&A Regulation 2000 Clause 257(b)	Statutory pricing

Name	Description	Year 21/22	Year 22/23			Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)			

Review of Determination of Application [continued]

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		EP&A Regulation 2000 Clause 257(b)	Statutory pricing
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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 \$120.00 plus \$3.00 per \$1,000 or part thereof Maximum fee \$155.00 plus \$10.00 per \$1,000 or part thereof		Market pricing
Construction Works with a value from \$5,001 – \$100,000		Minimum fee \$120.00 plus \$3.00 per \$1,000 or part thereof Maximum fee \$155.00 plus \$8.00 per \$1,000 or part thereof		Market pricing
Construction Works with a value from \$100,001 – \$400,000		Minimum fee \$310.00 plus \$1.50 per \$1,000 or part thereof Maximum fee \$890.00 plus \$4.00 per \$1,000 or part thereof		Market pricing
Construction Works with a value from \$400,001 – \$1,000,000		Minimum fee \$775.00 plus \$2.25 per \$1,000 or part thereof Maximum fee \$2,050.00 plus \$2.50 per \$1,000 or part thereof		Market pricing
Construction Works with a value over \$1,000,000		\$2,450.00 plus as per quotation. Staff time per hour plus cost of resources required		Market pricing

Modification (CL148) Fees

Modification under Clause 148		20% of the original fee or \$90.00 whichever is the greater		Market pricing
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Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Withdrawal Fees for Construction Certificates

Application is withdrawn before site investigations are made		80% of fee may be refunded on request of the applicant						Market pricing
Application is withdrawn prior to a BCA/DA compliance audit being commenced		40% of fees may be refunded on request of the applicant						Market pricing
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						Market pricing

BCA Performance Solution Fee

Assessment of Performance BCA Solution for Construction Certificate	Provision of expert opinion, consultants, testing to assess the performance solution(s)	25% to 75% loading on scheduled fees plus 130% of Council's direct costs						Market pricing
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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		\$329.00	\$308.18	\$30.82	\$339.00			Market pricing
Complying Development Certificate with a value up to \$5,000		Minimum fee \$120.00 plus \$3.00 per \$1,000 or part thereof Maximum fee \$155.00 plus \$10.00 per \$1,000 or part thereof						Market pricing
Complying Development Certificate with a value from \$5,001 – \$50,000		Minimum fee \$190.00 plus \$6.00 per \$1,000 or part thereof over \$5,000 Maximum fee \$210.00 plus \$10.00 per \$1,000 or part thereof over \$5,000						Market pricing
Complying Development Certificate with a value \$50,001 – \$400,000		Minimum fee \$240.00 plus \$4.00 per \$1,000 or part thereof over \$50,000 Maximum fee \$345.00 plus \$10.00 per \$1,000 or part thereof over \$50,000						Market pricing
Complying Development Certificate with a value \$400,001 – \$1,000,000		Minimum fee \$1,750.00 plus \$1.20 per \$1,000 or part thereof over \$400,000 Maximum fee \$4,420.00 plus \$3.10 per \$1,000 or part thereof over \$400,000						Market pricing

Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Application Fees [continued]

Complying Development Certificate with a value over \$1,000,000			\$2,440.00 plus as per quotation (staff time per hour plus cost of resources required)					Market pricing
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Modification (S4.30) Fees of Complying Development Certificate

Modification under Section 4.30			20% of original fee or \$90.00 whichever is the greater					Market pricing
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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					Market pricing
Application is withdrawn prior to preparation of an assessment / compliance audit being commenced			40% of fees may be refunded on request of the applicant					Market pricing
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					Market pricing

BCA Performance Solution Fee

Assessment of Performance BCA Solution for Complying Development Certificate	Provision of expert opinion, consultants, testing to assess the alternate solution(s)		25% to 75% loading on scheduled fees plus 130% of Council's direct costs					Market pricing
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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	Per application inspection	\$185.00	\$191.00	\$0.00	\$191.00	Per application/ inspection		Market pricing
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Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

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

Objections to application of regulations and local policies		\$250.00	\$250.00	\$0.00	\$250.00		Local Government Act 1993 Section 82	Market pricing
Application to Transport Waste (over/under public land)		\$100.00	\$100.00	\$0.00	\$100.00			Market pricing

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 \$203.50. Maximum fee \$335.50. Single inspection only	Per development	Market pricing
Residential Development up to \$10,000 where two site visits only are required for all critical post approval stage inspections		Minimum fee \$357.50. Maximum fee \$501.60. Up to 2 inspections, e.g. shed footings and S/W inspection conducted concurrently, frame and final inspection conducted concurrently	Per development	Market pricing
Residential Development \$10,001 – \$20,000		Minimum fee \$533.50. Maximum fee \$748.00. Up to 3 inspections per development	Per development	Market pricing
Residential Development \$20,001 – \$50,000		Minimum fee \$704.00. Maximum fee \$990.00. Up to 4 inspections per development	Per development	Market pricing
Residential Development \$50,001 – \$100,000		Minimum fee \$885.50. Maximum fee \$1,248.50. Up to 5 inspections per development/per unit	Per development/ Per unit	Market pricing
Residential Development more than \$100,001		Minimum fee \$1,061.50. Maximum fee \$1,490.50. Up to 6 inspections per development/per unit	Per development/ Per unit	Market pricing

Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

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 \$357.50. Maximum fee \$506.00. Up to 2 inspections						Market pricing
Industrial / Commercial Development \$10,001 – \$50,000		Minimum fee \$533.50. Maximum fee \$748.00. Up to 3 inspections						Market pricing
Industrial / Commercial Development \$50,001 – \$250,000		Minimum fee \$885.50. Maximum fee \$1,248.50. Up to 5 inspections						Market pricing
Industrial / Commercial Development \$250,001 plus		Minimum fee \$1,408.00. Maximum fee \$1,985.50. Up to 8 inspections						Market pricing

Other Fees

Additional inspection or reinspection	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	Minimum fee \$154.00. Maximum fee \$198.00 per half hour or part thereof						Market pricing
Out of hours inspection		\$203.50 per half hour or part thereof						Market pricing
Building inspection where Construction Certificate has not been issued by Port Stephens Council	Quotation based on above schedule and staff time per hour plus cost of resources at cost plus 20%	154%-220% of the applicable fee or as otherwise determined by the BAM						Market pricing

Compliance Certificate Fees

Compliance Certificate		\$174.50	\$163.64	\$16.36	\$180.00	Per hour		Market pricing
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Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (excl. GST)	Year 22/23 GST	Year 22/23 Fee (incl. GST)	Unit	Legislation	Pricing Policy
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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	Paid at time of PCA appointment Covers single dwelling and ancillary out buildings	\$120.00	\$112.73	\$11.27	\$124.00			Market pricing
Occupation Certificate for a Class 1 or Class 10 building with a value from \$5,001 – \$20,000	Paid at time of PCA appointment Covers single dwelling and ancillary out buildings	\$175.00	\$163.64	\$16.36	\$180.00			Market pricing
Occupation Certificate for a Class 1 or Class 10 building with a value from \$20,001 – \$400,000	Paid at time of PCA appointment Covers single dwelling and ancillary out buildings	\$225.00	\$210.91	\$21.09	\$232.00			Market pricing
Occupation Certificate for a Class 1 or Class 10 building with a value from \$400,001 – \$1,000,000	Paid at time of PCA appointment Covers single dwelling and ancillary out buildings	\$277.00	\$259.55	\$25.95	\$285.50			Market pricing
Occupation Certificate for a Class 1 or Class 10 building with a value over \$1,000,000	Paid at time of PCA appointment Covers single dwelling and ancillary out buildings	\$277.00	\$259.55	\$25.95	\$285.50			Market pricing

Class 2 to Class 9 Building Fees

Occupation Certificate for a Class 2 - 9 building with a value up to \$20,000	Paid at time of PCA appointment	\$175.00	\$163.64	\$16.36	\$180.00	Per building		Market pricing
Occupation Certificate for a Class 2 - 9 building with a value from \$20,001 – \$200,000	Paid at time of PCA appointment	\$225.00	\$210.91	\$21.09	\$232.00	Per building		Market pricing
Occupation Certificate for a Class 2 - 9 building with a value from \$200,001 – \$400,000	Paid at time of PCA appointment	\$225.00	\$210.91	\$21.09	\$232.00	Per building		Market pricing

Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Class 2 to Class 9 Building Fees [continued]

Occupation Certificate for a Class 2 - 9 building with a value from \$400,001 – \$1,000,000	Paid at time of PCA appointment	\$277.00	\$259.55	\$25.95	\$285.50	Per building		Market pricing
Occupation Certificate for a Class 2 - 9 building with a value greater than \$1,000,001	Paid at time of PCA appointment	\$277.00	\$259.55	\$25.95	\$285.50	Per building		Market pricing

Relocated Building Fees

Inspection of relocated building Port Stephens LGA		\$190.00	\$209.00	\$0.00	\$209.00	Per hour		Market pricing
Travelling cost associated with inspection of relocated building	To and from site within or outside Port Stephens LGA	\$2.97 per kilometre in addition to inspection fee				Per kilometre		Market pricing

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	Per dwelling on lot	EP&A Regulation 2000 Clause 260(1A)	Statutory pricing
Class 10 (outbuildings)		\$250.00	\$250.00	\$0.00	\$250.00	Per dwelling on lot	EP&A Regulation 2000 Clause 260(1A)	Statutory pricing
Class 2 – 9 buildings with floor area not exceeding 200m2		\$250.00	\$250.00	\$0.00	\$250.00		EP&A Regulation 2000 Clause 260(4)	Statutory pricing

Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Application Fees [continued]

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					EP&A Regulation 2000 Clause 260(4)	Statutory pricing
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					EP&A Regulation 2000 Clause 260(4)	Statutory pricing
Applications relating to external walls only		\$250.00	\$250.00	\$0.00	\$250.00	Per application	EP&A Regulation 2000 Clause 260(1C)	Statutory pricing
Additional fee where circumstances listed in clause 260 (3A) of EP&A Regulations apply		As per DA and CC application fee calculations					EP&A Regulation 2000 Clause 260(3A)(3B)	Statutory pricing

Other Fees

Reinspection fee	Can be applied once only to each building certificate application	\$90.00	\$90.00	\$0.00	\$90.00	Per inspection	EP&A Regulation 2000 Clause 260(2)	Statutory pricing
Copy of Certificate		\$13.00	\$13.00	\$0.00	\$13.00	Per copy	EP&A Regulation 2000 Clause 261	Statutory pricing
Certified copy of document or map		\$53.00	\$53.00	\$0.00	\$53.00	Per item	EP&A Regulation 2000 Clause 262	Statutory pricing

Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Bushfire Certificate Fees

Bushfire certificate where Council is the certifier		\$198.00 fee per certificate if Council is the certifying authority				Per certificate		Market pricing
Bushfire certificate where Council is not the certifier		\$445.50 minimum fee per certificate if Council is NOT the certifying authority				Per certificate		Market pricing

Planning Certificate Fees

Section 10.7(2) Planning Certificate		\$53.00	\$53.00	\$0.00	\$53.00	Per certificate		Statutory pricing
Section 10.7(2) and 10.7(5) Planning Certificate		\$133.00	\$133.00	\$0.00	\$133.00	Per certificate		Statutory pricing

Swimming Pools

Certificate of Compliance Fees

Swimming Pool Certificate of Compliance (including 1st inspection)	Includes 1st inspection and issue of Certificate of Compliance	\$150.00	\$136.36	\$13.64	\$150.00	Per occurrence	Swimming Pools Regulation 2018 Clause 19	Statutory pricing
Reinspection fee for Swimming Pool Certificate of Compliance	Re-inspection fees in respect of Swimming Pool Certificates of Compliance will be charged in accordance with the Swimming Pool Regulations	\$100.00	\$90.91	\$9.09	\$100.00	Per occurrence	Swimming Pools Regulation 2018 Clause 19	Statutory pricing

Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

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	Per registration or amendment	Swimming Pools Regulation 2018 Clause 25	Statutory pricing
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Swimming Pool Safety Barrier Exemption Fee

Application Fee for Swimming Pools Safety Barrier Exemption Application		\$252.00	\$260.00	\$0.00	\$260.00	Per application	Swimming Pools Regulation 2018 Clause 13(1)	Statutory pricing
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Fire Safety

Registration Fee

Fire Safety – Registration fee	Receiving a Fire Safety Statement including ensuring information on that statement is dealt with as required by legislation	\$51.50	\$51.36	\$5.14	\$56.50	Per request		Partial cost pricing
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Inspection Fee

Fire Safety – Inspection fee		\$169.50	\$169.55	\$16.95	\$186.50	Per half hour or part thereof		Partial cost pricing
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Name	Description	Year 21/22	Year 22/23			Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)			

Fire Safety Certificate Fee

Fire Safety – Certification audit	Per individual fire safety measure type Consider and determine whether a Fire Safety Statement complies with relevant legislation	\$51.50	\$51.36	\$5.14	\$56.50	Per measure		Partial cost pricing
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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)		\$477.00	\$492.00	\$0.00	\$492.00			Market pricing
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				Per site		Market pricing
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				Per site		Market pricing
Application for Approval to Operate Manufactured Home Estates, Caravan Park or Camping Ground (change of details including community map)		\$65.00	\$65.00	\$0.00	\$65.00			Market pricing
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						Market pricing
Issue of replacement Approval to Operate		\$37.00	\$37.00	\$0.00	\$37.00			Market pricing
Application for installation of relocatable home or rigid annexe on flood liable land		\$250.00	\$250.00	\$0.00	\$250.00			Market pricing

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	Per inspection		Market pricing
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Name	Description	Year 21/22 Fee (incl. GST)	Year 22/23			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Inspection and Certificate Fees [continued]

Receipt of Notice of Completion of Installation (Relocatable Home or Associated Structure) (per site)		\$33.00	\$33.00	\$0.00	\$33.00	Per inspection		Market pricing
Inspection and Re-Inspection associated with Manufactured Home Estate, Caravan Park or Camping Ground (per hour minimum 30 minutes)		\$284.00	\$284.00	\$0.00	\$284.00			Market pricing

Compliance

Compliance Cost Notice Fees

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



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