

Port Stephens Council Development Contribution Rates

These rates are current until 25 January 2023

RAYMOND TERRACE AND THE WEST

Dual Occupancy:

Facility	Per Lot/Dwelling
Civic Administration – Plan Management	\$490
Civic Administration – Works Depot	\$1,279
Town Centre Upgrades	\$3,446
Public Open Space, Parks and Reserves	\$849
Sports & Leisure Facilities	\$1,872
Cultural & Community Facilities	\$447
Road Works	\$5,463
Shared Paths	\$3,939
Bus Facilities	\$19
Fire & Emergency Services	\$37
Flood & Drainage	\$734
Kings Hill Urban Release Area	\$799
TOTAL	\$19,374

Secondary Dwelling:

Facility	Per Lot/Dwelling
Civic Administration – Plan Management	\$246
Civic Administration – Works Depot	\$640
Town Centre Upgrades	\$1,724
Public Open Space, Parks and Reserves	\$425
Sports & Leisure Facilities	\$935
Cultural & Community Facilities	\$223
Road Works	\$2,732
Shared Paths	\$1,968
Bus Facilities	\$9
Fire & Emergency Services	\$19
Flood & Drainage	\$367
Kings Hill Urban Release Area	\$400
TOTAL	\$9,688

RAYMOND TERRACE AND THE WEST

Caravan Parks:

Facility	Per Lot/Dwelling
Civic Administration – Plan Management	\$246
Civic Administration – Works Depot	\$640
Town Centre Upgrades	\$1,724
Public Open Space, Parks and Reserves	\$425
Sports & Leisure Facilities	\$935
Cultural & Community Facilities	\$223
Road Works	\$4,370
Shared Paths	\$1,968
Bus Facilities	\$9
Fire & Emergency Services	\$19
Flood & Drainage	\$367
Kings Hill Urban Release Area	\$400
TOTAL	\$11,326

CENTRAL GROWTH CORRIDOR

Dual Occupancy:

Facility	Per Lot/Dwelling
Civic Administration – Plan Management	\$490
Civic Administration – Works Depot	\$1,279
Town Centre Upgrades	\$3,446
Public Open Space, Parks and Reserves	\$2,307
Sports & Leisure Facilities	\$2,910
Cultural & Community Facilities	\$447
Road Works	\$3,260
Medowie Traffic & Transport	\$3,209
Shared Paths	\$509
Bus Facilities	\$33
Flood & Drainage	\$1,805
Kings Hill Urban Release Area	\$305
TOTAL	\$20,000

Secondary Dwelling:

Facility	Per Lot/Dwelling
Civic Administration – Plan Management	\$246
Civic Administration – Works Depot	\$640
Town Centre Upgrades	\$1,724
Public Open Space, Parks and Reserves	\$1,154
Sports & Leisure Facilities	\$1,454
Cultural & Community Facilities	\$223
Road Works	\$1,630
Medowie Traffic & Transport	\$1,605
Shared Paths	\$255
Bus Facilities	\$16
Flood & Drainage	\$902
Kings Hill Urban Release Area	\$153
TOTAL	\$10,002

Caravan Parks:

Facility	Per Lot/Dwelling
Civic Administration – Plan Management	\$246
Civic Administration – Works Depot	\$640
Town Centre Upgrades	\$1,724
Public Open Space, Parks and Reserves	\$1,154
Sports & Leisure Facilities	\$1,454
Cultural & Community Facilities	\$223
Road Works	\$2,607
Medowie Traffic & Transport	\$2,567
Shared Paths	\$255
Bus Facilities	\$16
Flood & Drainage	\$902
Kings Hill Urban Release Area	\$153
TOTAL	\$11,941

TOMAREE

Dual Occupancy:

Facility	Per Lot/Dwelling
Civic Administration – Plan Management	\$488
Civic Administration – Works Depot	\$1,274
Town Centre Upgrades	\$3,433
Public Open Space, Parks and Reserves	\$2,083
Sports & Leisure Facilities	\$1,982
Cultural & Community Facilities	\$1,342
Road Works	\$3,613
Shared Paths	\$3,310
Bus Facilities	\$12
Fire & Emergency Services	\$248
Flood & Drainage	\$1,911
Kings Hill Urban Release Area	\$304
TOTAL	\$20,000

Secondary Dwelling:

Facility	Per Lot/Dwelling
Civic Administration – Plan Management	\$244
Civic Administration – Works Depot	\$637
Town Centre Upgrades	\$1,717
Public Open Space, Parks and Reserves	\$1,042
Sports & Leisure Facilities	\$991
Cultural & Community Facilities	\$671
Road Works	\$1,807
Shared Paths	\$1,655
Bus Facilities	\$6
Fire & Emergency Services	\$124
Flood & Drainage	\$955
Kings Hill Urban Release Area	\$152
TOTAL	\$10,001

Caravan Parks:

Facility	Per Lot/Dwelling
Civic Administration – Plan Management	\$244
Civic Administration – Works Depot	\$637
Town Centre Upgrades	\$1,717
Public Open Space, Parks and Reserves	\$1,042
Sports & Leisure Facilities	\$991
Cultural & Community Facilities	\$671
Road Works	\$2,890
Shared Paths	\$1,655
Bus Facilities	\$6
Fire & Emergency Services	\$124
Flood & Drainage	\$955
Kings Hill Urban Release Area	\$152
TOTAL	\$11,084

FERN BAY

Dual Occupancy:

Facility	Per Lot/Dwelling
Civic Administration – Plan Management	\$490
Civic Administration – Works Depot	\$1,279
Town Centre Upgrades	\$3,446
Public Open Space, Parks and Reserves	\$350
Sports & Leisure Facilities	\$1,675
Cultural & Community Facilities	\$447
Road Works	\$2,747
Shared Paths	\$2,862
Bus Facilities	\$1,142
Cross Boundary Contributions	\$3,400
Kings Hill Urban Release Area	\$305
TOTAL	\$18,143

Secondary Dwelling:

Facility	Per Lot/Dwelling
Civic Administration – Plan Management	\$246
Civic Administration – Works Depot	\$640
Town Centre Upgrades	\$1,724
Public Open Space, Parks and Reserves	\$175
Sports & Leisure Facilities	\$837
Cultural & Community Facilities	\$223
Road Works	\$1,374
Shared Paths	\$1,430
Bus Facilities	\$570
Cross Boundary Contributions	\$1,701
Kings Hill Urban Release Area	\$153
TOTAL	\$9,073

Caravan Parks:

Facility	Per Lot/Dwelling
Civic Administration – Plan Management	\$246
Civic Administration – Works Depot	\$640
Town Centre Upgrades	\$1,724
Public Open Space, Parks and Reserves	\$175
Sports & Leisure Facilities	\$837
Cultural & Community Facilities	\$223
Road Works	\$2,198
Shared Paths	\$1,430
Bus Facilities	\$570
Cross Boundary Contributions	\$1,701
Kings Hill Urban Release Area	\$153
TOTAL	\$9,897

KINGS HILL URA

Dual Occupancy:

Facility	Per Lot/Dwelling
Civic Administration – Plan Management	\$490
Civic Administration – Works Depot	\$1,279
Town Centre Upgrades	\$3,446
Public Open Space, Parks and Reserves	\$350
Sports & Leisure Facilities	\$1,675
Cultural & Community Facilities	\$447
Kings Hill Urban Release Area	\$17,291
TOTAL	\$24,978

Secondary Dwelling:

Facility	Per Lot/Dwelling
Civic Administration – Plan Management	\$246
Civic Administration – Works Depot	\$640
Town Centre Upgrades	\$1,724
Public Open Space, Parks and Reserves	\$175
Sports & Leisure Facilities	\$837
Cultural & Community Facilities	\$223
Kings Hill Urban Release Area	\$8,645
TOTAL	\$12,490

Caravan Parks:

Facility	Per Lot/Dwelling
Civic Administration – Plan Management	\$246
Civic Administration – Works Depot	\$640
Town Centre Upgrades	\$1,724
Public Open Space, Parks and Reserves	\$175
Sports & Leisure Facilities	\$837
Cultural & Community Facilities	\$223
Kings Hill Urban Release Area	\$8,645
TOTAL	\$12,490

Fixed development contributions

A monetary contribution is to be paid to Council, pursuant to Section 7.12 of the *Environmental Planning & Assessment Act 1979* and the Port Stephens Local Infrastructure Contributions Plan 2020, related to the cost of the development as determined in accordance with clause 25j of the *Environmental Planning and Assessment Regulation 2000* and outlined in the table below.

Cost of development	Levy Rate
Up to and including \$100,000	Nil
More than \$100,000 and up to and including \$200,000	0.5%
More than %200,000	1%

The payment of the fixed development consent levy is to be accompanied by a Cost Summary Report Form setting out an estimate of the cost of development in accordance with Appendix C of the Port Stephens Council Local Infrastructure Contributions Plan.

Where the estimated cost of carrying out the whole of the development is more than \$1,000,000, the Cost Summary Report Form must be completed by a Quantity Surveyor who is a Registered Associate member or above, of the Australian Institute of Quantity Surveyors.

This condition cannot be taken to be satisfied until a payment has been made in accordance with the cost of development stated on a cost summary report submitted to Council in accordance with this condition.

Payment of the above amount must apply to Development Applications as follows:

- a) Building work only - prior to issue of the Construction Certificate.
- b) Subdivision and building work - prior to the issue of the Construction Certificate, or Subdivision Certificate, whichever occurs first.
- c) Where no construction certificate is required - prior to issue of an Occupation Certificate or Commencement of Use.
- d) For a complying development certificate – prior to the commencement of works.

Assessment Notes:

S7.11 applies. See recommended condition below.