

IP&R Framework

Fees and Charges

2026 to 2027



Council charges and recovers approved fees for any services it provides — all fees are outlined in our schedule of fees and charges.

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Pricing Policy

Sections 608-610 of the Local Government Act 1993 authorise Council to charge and recover fees for any service it provides apart from services for which the charging of a fee is prohibited. Council may waive all or part of a fee unless it is a fee regulated directly by the State Government. In determining whether a fee should be charged for a service Council will consider a number of principles, firstly, whether the service provides a public benefit or a private benefit.

A 'public' service is one where there is a general benefit to the community and where there is limited opportunity of collecting a fee, for example, roads and parks.

A 'private' service is one which provides a discernible private benefit to persons and which offers an opportunity of collecting a fee, for example processing a rezoning application. Where a service generates a private benefit then recovery of costs through a fee is appropriate.

Pricing Methods

Fees and charges made by Council will be classified according to the pricing structures as outlined below. Full cost pricing will apply to all of Council's fees and charges, except in the circumstances outlined in the alternative pricing structures.

Full cost pricing

Council will recover all direct and indirect costs of the service (including on-costs, overheads and depreciation of assets employed).

Partial cost pricing

Council will recover less than the full cost (as defined above).

Partial cost pricing may be used if shared benefits are derived from the provision of the service that accrue to the community as a whole as well as to individual users. It may also be applied where charging full cost recovery pricing will result in widespread evasion.

The price structure may also be used to stimulate demand for a service in the short term, although foregoing full cost recovery must be for a defined term only.

Statutory pricing

The price of this service is determined by legislation and dependent on that price, Council may or may not recover its full costs, but has no discretion to do so.

Statutory fees and charges are not required to follow the same approval process as other fees and charges as Council is not responsible for setting the price.

The release date for statutory fees and charges varies dependent on the governing body and often does not align with Council's time frame for releasing its fees and charges each year, in this instance Council will endeavor to update the fee or charge once pricing for the relevant period is made available.

DISCLAIMER: Where a fee (or charge) is a statutory one and where the amount is set outside of Council, then the actual statutory fee (or charge) shall prevail if it is different to the fee (or charge) contained within this schedule.

Pricing Methods (continued)

Market pricing

The price of the service is determined by examining alternative prices of surrounding service providers (this also may or may not recover the full cost of the service).

This pricing structure should apply in cases where the service is in competition with that provided by another council, agency or commercial provider and there is consequent pressure to set a price that will attract adequate usage of the service.

Market pricing should also apply where a service is predominantly provided for Council's in- house use, but sale to external markets will defray costs.

Free (zero priced)

Some services may be provided free of charge and the whole cost determined as a community service obligation and may fall within the class of a public good. This price structure may be used where the services provide a broad community benefit; and/or it is impractical or inconceivable to charge for the service on a user basis.

This price structure may also apply where the service is a minor part of the overall operation of Council and the potential for revenue is minimal.

Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit	Legislation	Pricing Policy
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Port Stephens Council

Development & Building Services

Services and Administration

Consultation and Advice

Pre-Lodgement Meeting/Advice

Pre-lodgement meeting/advice fees for minor development	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	\$329.00	\$654.55	\$65.45	\$720.00			Market pricing
Pre-lodgement meeting/ advice fees for major development	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	\$656.00	\$1,363.64	\$136.36	\$1,500.00			Market pricing
Provide pre-lodgement advice where a meeting is not required		50% of the applicable fee based on size/scale of the development						Market pricing

Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit	Legislation	Pricing Policy
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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	\$331.00	\$310.91	\$31.09	\$342.00			Market pricing
Provide advice on the Physical Commencement of Development Applications	Search Council records, undertake site inspection, review relevant legislation and provide written advice	\$636.00	\$597.27	\$59.73	\$657.00			Market pricing
SEPP Certification or written advice in relation to complying development		\$213.00	\$200.00	\$20.00	\$220.00			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 \$176.50 per half hour or part thereof						Partial cost pricing
Dilapidation report		Min \$164.00 / Max \$210.00 / 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 or Development Planner or Strategic Planner \$164.00 / Senior Development Planner or Senior Strategic Planner or Accredited Certifier A2 - A1 \$210.00				Per hour or part thereof		Market pricing
Out of hours consultant work or inspection		Min. \$210.00 / Max. \$287.00				Per hour or part thereof		Market pricing

Administration

Registrations

Submitting complying development certificate on the NSW planning portal		\$36.00	\$43.00	\$0.00	\$43.00	Per certificate	EP&A Regulation 2021 Schedule 4	Statutory pricing
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Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit	Legislation	Pricing Policy
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Scanning and Archiving

Archiving fee – Applicable to all development and building applications		\$159.00	\$164.50	\$0.00	\$164.50	Per application		Partial cost pricing
Scanning – Development and building applications submitted in hard copy		\$77.00	\$79.50	\$0.00	\$79.50	Per application		Partial cost pricing

Building Specification Booklets

HIA members		\$20.50	\$19.55	\$1.95	\$21.50	Each		Market pricing
Non HIA members		\$40.00	\$37.73	\$3.77	\$41.50	Each		Market pricing

Refund of Local Infrastructure Contributions

Refund of Local Infrastructure Contributions	This fee applies to requests to refund Local Infrastructure Contributions and includes up to five hours of work by Council staff including assessment of refund request, preparation and review of Development Contributions Team (DCAT) memorandum, DCAT meeting and refund processing. The fee will be charged to successful requests and will be deducted from the refund amount.	\$1,170.00	\$1,205.00	\$0.00	\$1,205.00	Each		Full cost pricing
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Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Planning Agreements

Phase 1 - Assessment of initial offer	Fee includes up to 4 hours of work by Council staff including review and assessment of offer and formal response. Additional hours will be invoiced to the Developer at an hourly rate of \$241. To be paid prior to staff review.	\$936.00	\$964.00	\$0.00	\$964.00			Full cost pricing
Phase 1 - Assessment of subsequent offers	Fee includes up to 3 hours of work by Council staff including review and assessment of offer and formal response. Additional hours will be invoiced to the Developer at an hourly rate of \$241. To be paid prior to staff review.	\$702.00	\$723.00	\$0.00	\$723.00			Full cost pricing

Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Planning Agreements [continued]

Phase 2 - Executive team endorsement of offers/draft agreements	Fee includes up to 6 hours of work by Council staff including review and assessment of offer, drafting of executive memorandum and formal response. Additional hours will be invoiced to the Developer at an hourly rate of \$241. To be paid prior to preparation of executive memorandum.	\$1,404.00	\$1,466.00	\$0.00	\$1,466.00			Full cost pricing
Phase 3 - Preparation of agreement	Preparation and or review of planning agreement	Full recovery of all costs to Council						Full cost pricing
Phase 4 - Exhibition of draft Planning Agreement (This fee only applies to VPAs)	Fee includes up to 20 hours of work by Council staff including review and executive endorsement of draft agreement, preparation of Council report and Councillor briefing. Additional hours will be invoiced to the Developer at an hourly rate of \$241. To be paid prior to preparation of executive memorandum.	\$4,680.00	\$4,820.00	\$0.00	\$4,820.00			Full cost pricing

Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit	Legislation	Pricing Policy
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Planning Agreements [continued]

Phase 5 - Council endorsement of Planning Agreement (This fee only applies to VPAs)	Fee includes up to 25 hours of work by Council staff including review and response to public submissions received during exhibition, executive endorsement of agreement, preparation of Council report and Councillor briefing. Additional hours will be invoiced to the Developer at an hourly rate of \$241. To be paid prior to preparation of executive memorandum or review of submissions, whichever occurs first.	\$5,850.00	\$6,025.00	\$0.00	\$6,025.00			Full cost pricing
Phase 6 – Monitoring, enforcing and administering the planning agreement	Fee includes any necessary monitoring and administering of the agreement and will be invoiced at an hourly rate of \$241	Full cost recovery or as specified in executed planning agreement						Full cost pricing

Rezoning and Reclassification

Rezoning Requests

Planning Proposals and Reclassification

Pre-lodgement meeting		\$455.95	\$427.77	\$42.78	\$470.55			Full cost pricing
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Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit	Legislation	Pricing Policy
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Planning Proposals and Reclassification [continued]

Independent Review		All direct costs including hourly rate for Project Management at \$241/hour						Full cost pricing
Independent Studies (including a Place Plan or DCP)		All direct costs including hourly rate for Project Management at \$241/hour						Full cost pricing
Amendment to the Local Housing Strategy	Fee includes up to 70 hours of work by Council staff. Additional hours will be invoiced to the applicant at an hourly rate of \$241 per hour	\$5,850.00	\$16,870.00	\$0.00	\$16,870.00	Per amendment		Full cost pricing
Public Hearing		All Direct Costs						Full cost pricing
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)

Basic (Category A) - Planning Proposals

In accordance with the Department of Planning, Housing and Infrastructure LEP Making Guideline, a Basic amendment is classified as minor LEP changes for administrative and minor matters.

Stage 1 – Scoping/pre-lodgement advice	Fee includes up to 35 hours of work by Council staff. Additional hours will be invoiced to the applicant at an hourly rate of \$241 per hour. The fee is to be paid prior to Council staff accepting the scoping report.	\$8,190.00	\$8,435.00	\$0.00	\$8,435.00	Per proposal		
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Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit	Legislation	Pricing Policy
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Basic (Category A) - Planning Proposals [continued]

Stage 2 - Lodgement/Gateway request	Fee includes up to 35 hours of work by Council staff. Additional hours will be invoiced to the applicant at an hourly rate of \$241 per hour	\$8,190.00	\$8,435.00	\$0.00	\$8,435.00	Per proposal		
Stage 3 – Post Gateway /exhibition	Fee includes up to 80 hours of work by Council staff. Additional hours will be invoiced to the applicant at an hourly rate of \$241 per hour.	\$18,720.00	\$19,280.00	\$0.00	\$19,280.00	Per proposal		Full cost pricing
Stage 4 – Gazettal and finalisation	Fee includes up to 14 hours of work by Council staff. Additional hours will be invoiced to the applicant at an hourly rate of \$241 per hour.	\$3,278.00	\$3,374.00	\$0.00	\$3,374.00	Per proposal		Full cost pricing

Standard (Category B) - Planning Proposals

In accordance with the Department of Planning, Housing and Infrastructure LEP Making Guideline, a Standard amendment is classified as an LEP amendment for a specific site seeking a change in planning controls that is consistent with the existing strategic planning framework.

Stage 1 – Scoping/pre-lodgement advice	Fee includes up to 49 hours of work by Council staff including rezoning request assessment prior to lodgement. Any additional hours will be invoiced to the applicant at \$241 per hour. The fee is to be paid prior to Council staff accepting the scoping report.	\$11,466.00	\$11,809.00	\$0.00	\$11,809.00	Per proposal		Full cost pricing
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Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Standard (Category B) - Planning Proposals [continued]

Stage 2 - Lodgement/Gateway request	Fee includes up to 70 hours of work by Council staff. Any additional hours will be invoiced to the applicant at \$241 per hour.	\$16,380.00	\$16,870.00	\$0.00	\$16,870.00	Per proposal		Full cost pricing
Stage 3 – Post Gateway /exhibition	Fee includes up to 150 hours of work by Council staff. Any additional hours will be invoiced to the applicant at \$241 per hour.	\$35,100.00	\$36,150.00	\$0.00	\$36,150.00	Per proposal		Full cost pricing
Stage 4 – Gazettal and finalisation	Fee includes up to 35 hours of work by Council staff. Additional hours will be invoiced to the applicant at an hourly rate of \$241 per hour.	\$8,190.00	\$8,435.00	\$0.00	\$8,435.00	Per proposal		Full cost pricing

Complex (Category C) - Planning Proposals

In accordance with the Department of Planning, Housing and Infrastructure LEP Making Guideline, a Complex amendment is classified as a complex LEP change that may not be wholly consistent with the existing strategic planning framework, and/or types of LEP changes that are not defined as Basic or Standard.

Stage 1 – Scoping/pre-lodgement advice	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 \$241 per hour. The fee is to be paid prior to Council staff accepting the scoping report.	\$16,380.00	\$16,870.00	\$0.00	\$16,870.00	Per proposal		Full cost pricing
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Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit	Legislation	Pricing Policy
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Complex (Category C) - Planning Proposals [continued]

Stage 2 - Lodgement/Gateway request	Fee includes up to 280 hours of work by Council staff. Any additional hours will be invoiced to the applicant at \$241 per hour.	\$65,520.00	\$67,480.00	\$0.00	\$67,480.00	Per proposal		Full cost pricing
Stage 3 – Post Gateway /exhibition	Fee includes up to 300 hours of work by Council staff. Any additional hours will be invoiced to the applicant at \$241 per hour.	\$70,200.00	\$72,300.00	\$0.00	\$72,300.00	Per proposal		Full cost pricing
Stage 4 – Gazettal and finalisation	Fee includes up to 45 hours of work by Council staff. Additional hours will be invoiced to the applicant at an hourly rate of \$241 per hour.	\$10,530.00	\$10,845.00	\$0.00	\$10,845.00	Per proposal		Full cost pricing

Principal (Category D) - Planning Proposals

Stage 1 – Scoping/pre-lodgement advice	Fee includes up to 91 hours of work by Council staff. Additional hours will be invoiced to the applicant at an hourly rate of \$241 per hour. The fee is to be paid prior to Council staff accepting the scoping report.	\$11,466.00	\$21,931.00	\$0.00	\$21,931.00	Per proposal		Full cost pricing
Stage 2 - Lodgement/Gateway request	Fee includes up to 300 hours of work by Council staff. Additional hours will be invoiced to the applicant at an hourly rate of \$241 per hour.	\$70,200.00	\$72,300.00	\$0.00	\$72,300.00	Per proposal		Full cost pricing

Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit	Legislation	Pricing Policy
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Principal (Category D) - Planning Proposals [continued]

Stage 3 – Post Gateway /exhibition	Fee includes up to 400 hours of work by Council staff. Additional hours will be invoiced to the applicant at an hourly rate of \$241 per hour.	\$93,600.00	\$96,400.00	\$0.00	\$96,400.00	Per proposal		Full cost pricing
Stage 4 – Gazettal and finalisation	Fee includes up to 55 hours of work by Council staff. Additional hours will be invoiced to the applicant at an hourly rate of \$241 per hour.	\$12,870.00	\$13,255.00	\$0.00	\$13,255.00	Per proposal		Full cost pricing

Reclassification of Council-owned Land

Administration fee	Fee applies for non Council proponent	\$641.45	\$662.00	\$0.00	\$662.00			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 and schedule 4 Environmental Planning and Assessment Regulations (EP&A Regs) 2021. The fee unit for the financial year commencing 1 July 2026 will be \$118.55.

<https://legislation.nsw.gov.au/view/html/inforce/current/sl-2021-0759#sch.4>

Development not involving building work/carrying out of work/ subdivision of land/demolition work		\$379.00	\$394.00	\$0.00	\$394.00		EP&A Regulation 2021 Schedule 4	Statutory pricing
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Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27 Fee GST Fee (excl. GST) (incl. GST)			Unit	Legislation	Pricing Policy
Development involving building or demolition work with a value of works up to \$5,000		\$146.00	\$152.00	\$0.00	\$152.00		EP&A Regulation 2021 Schedule 4	Statutory pricing
Development involving building or demolition work with a value of works \$5,001 – \$50,000		Base fee of \$234, plus \$3.00 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$5,000					EP&A Regulation 2021 Schedule 4	Statutory pricing
Development involving building or demolition work with a value of works \$50,001 – \$250,000		Base fee of \$488, plus \$3.64 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$50,000					EP&A Regulation 2021 Schedule 4	Statutory pricing
Development involving building or demolition work with a value of works \$250,001 – \$500,000		Base fee of \$1,607, plus \$2.34 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$250,000					EP&A Regulation 2021 Schedule 4	Statutory pricing
Development involving building or demolition work with a value of works \$500,001 – \$1,000,000		Base fee of \$2,419, plus \$1.64 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$500,000					EP&A Regulation 2021 Schedule 4	Statutory pricing
Development involving building or demolition work with a value of works \$1,000,001 – \$10,000,000		Base fee of \$3,625, plus \$1.44 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$1 million					EP&A Regulation 2021 Schedule 4	Statutory pricing
Development involving building or demolition work with a value of works exceeding \$10,000,000		Base fee of \$22,008, plus \$1.19 for each \$1,000, or part \$1,000, by which estimated cost exceeds \$10 million					EP&A Regulation 2021 Schedule 4	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	\$605.00	\$630.00	\$0.00	\$630.00		EP&A Regulation 2021 Schedule 4	Statutory pricing
Development Application Awareness Fee	Covers the cost of digital and print advertising for all DA's	\$145.00	\$145.00	\$0.00	\$145.00			Market pricing
Independent Review/Assessment		All direct costs including hourly rate for Project Management at \$250/hour						Market pricing

Application Fees [continued]

Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit	Legislation	Pricing Policy
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State Significant Infrastructure & Development Applications

State Significant Infrastructure and Development Applications	Consultation Meeting	\$0.00	\$1,363.64	\$136.36	\$1,500.00			Market pricing
State Significant Infrastructure and Development Applications - Council Referral	Council Referral Request - Fee includes up to 10 hours of work by Council staff. Additional hours will be invoiced to the applicant at an hourly rate of \$250 per hour. Should advice be required from multiple teams within Council (ie Planning, Engineering, Natural Systems etc) a fee for each referral request will be required.	\$0.00	\$2,272.73	\$227.27	\$2,500.00			Market pricing

Additional Application Fees

Additional fee for agency or authority concurrence or approval	Note: A payment of \$443.38 is required to each approval 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.	\$186.00	\$194.00	\$0.00	\$194.00		EP&A Regulation 2021 Schedule 4	Statutory pricing
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Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit	Legislation	Pricing Policy
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Additional Application Fees [continued]

Additional fee for Integrated Development	Note: A payment of \$443.38 is required to each approval 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.	\$186.00	\$194.00	\$0.00	\$194.00		EP&A Regulation 2021 Schedule 4	Statutory pricing
Additional fee for Designated Development	In addition to calculated fee	\$1,225.00	\$1,275.00	\$0.00	\$1,275.00		EP&A Regulation 2021 Schedule 4	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	\$3,995.00	\$4,158.00	\$0.00	\$4,158.00		EP&A Regulation 2021 Schedule 4	Statutory pricing
Additional fee for referral of other development to an Urban Design Panel	Applies to all DA's and modification applications	\$3,762.00	\$3,882.00	\$0.00	\$3,882.00			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
Additional fee for amendment to a development application, as sought by an applicant, (subject to the agreement of Council) pursuant to section 37 or 113 of the EP&A Regulation 2021 prior to the assessment having been undertaken. Where no assessment has been commenced this fee may be waived		25% of the original fee or \$400 which ever is less					EP&A Regulation 2021	Market pricing
Additional fee for amendment to a development application, as sought by an applicant, (subject to the agreement of Council) pursuant to section 37 or 113 of the EP&A Regulation 2021, post assessment.		50% of the original fee					EP&A Regulation 2021	Market pricing

Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Subdivision Application Fees

Development application involving strata subdivision			\$457.00 plus \$65.00 per additional new lot				EP&A Regulation 2021 Schedule 4	Statutory pricing
Development application involving subdivision, other than strata subdivision, not involving the opening of a public road	In addition to calculated fee for subdivision works		\$457.00 plus \$53.00 per additional new lot				EP&A Regulation 2021 Schedule 4	Statutory pricing
Development application involving subdivision, other than strata subdivision, involving the opening of a public road	In addition to calculated fee for subdivision works		\$921.00 plus \$65.00 per additional new lot				EP&A Regulation 2021 Schedule 4	Statutory pricing

Signage Application Fees

Signage			\$394.00 plus \$93.00 for each advertisement in excess of 1				EP&A Regulation 2021 Schedule 4	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.

Notification pursuant to Council Community Participation Plan (CPP)		\$296.00	\$394.00	\$0.00	\$394.00			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	\$296.00	\$394.00	\$0.00	\$394.00			Statutory pricing
Advertising pursuant to Council Community Participation Plan (CPP)			Up to a maximum of \$1,531.00				EP&A Regulation 2021 Schedule 4	Statutory pricing

Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27 Fee GST Fee (excl. GST) (incl. GST)			Unit	Legislation	Pricing Policy
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Notification and Advertising Fees [continued]

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 \$1,531.00				EP&A Regulation 2021 Schedule 4	Statutory pricing
Advertising fee for Advertised, Nominated Integrated, Threatened Species or Class 1 Aquaculture Development	For developments classified as Advertised or Noniminated Integrated Development in accordance with the EP&A Regulation 2021		Up to a maximum of \$1,531.00				EP&A Regulation 2021 Schedule 4	Statutory pricing
Advertising fee for Designated Development	For developments defined as Designated Development in accordance with the EP&A Regulation 2021.		Up to a maximum of \$3,077.00				EP&A Regulation 2021 Schedule 4	Statutory pricing
Advertising fee for Prohibited Development	For Prohibited Development as defined under the Port Stephens Local Environmental Plan.		Up to a maximum of \$1,531.00				EP&A Regulation 2021 Schedule 4	Statutory pricing

Modification (s4.55) Fees

Modification under Section 4.55 (EP&A Act 1979 and EP&A Regulations 2021) – 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 2021 Schedule 4	Statutory pricing
Modification under Section 4.55 (EP&A Act 1979 and EP&A Regulations 2021) – Incorrect description/minor error or miscalculation		\$94.00	\$98.00	\$0.00	\$98.00		EP&A Regulation 2021 Schedule 4	Statutory pricing
Modification under Section 4.55 or 4.56 (EP&A Act 1979 and EP&A Regulations 2021) – Minimal environmental impact		\$893.00 or 50% of the original DA fee, whichever is the lesser					EP&A Regulation 2021 Schedule 4	Statutory pricing

Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Modification (s4.55) Fees [continued]

Modification under Section 4.55 or 4.56 (EP&A Act 1979 and EP&A Regulations 2021) and not of minimal environmental impact, if original DA fee was less than 1 fee unit or 1 fee unit or more and the original development application did not involve the erection of a building, the carrying out of a work or the demolition of a work or building		50% of the original DA fee					EP&A Regulation 2021 Schedule 4	Statutory pricing
Modification under Section 4.55(2) or 4.56 (EP&A Act 1979 and EP&A Regulations 2021) and not of minimal environmental impact, with with original DAfee more than 1 fee unit or 1 fee unit or more and the original development application involved the erection of a dwelling house with an estimated cost of \$100,000 or less		\$252.00	\$262.00	\$0.00	\$262.00		EP&A Regulation 2021 Schedule 4	Statutory pricing
Any other modification under Section 4.55 or 4.56 (EP&A Act 1979 and EP&A Regulations 2021) and not of minimal environmental impact, with original DA fee of 1 fee unit or more and with a value of works up to \$5,000		\$72.00	\$75.00	\$0.00	\$75.00		EP&A Regulation 2021 Schedule 4	Statutory pricing
Any other modification under Section 4.55 or 4.56 (EP&A Act 1979 and EP&A Regulations 2021) and not of minimal environmental impact, with original DA fee of 1 fee unit or more and with a value of works up from \$5,001 – \$250,000		\$117.00 plus \$1.50 for each \$1,000 or part thereof of the estimated cost					EP&A Regulation 2021 Schedule 4	Statutory pricing
Any other modification under Section 4.55 or 4.56 (EP&A Act 1979 and EP&A Regulations 2021) and not of minimal environmental impact, with original DA fee of 1 fee unit or more and with a value of works up from \$250,001 – \$500,000		\$693.00 plus an additional \$0.85 for each \$1,000 by which the estimated cost exceeds \$250,000					EP&A Regulation 2021 Schedule 4	Statutory pricing
Any other modification under Section 4.55 or 4.56 (EP&A Act 1979 and EP&A Regulations 2021) and not of minimal environmental impact, with original DA fee of 1 fee unit or more and with a value of works up from \$500,001 – \$1,000,000		\$987.00 plus an additional \$0.50 for each \$1,000 by which the estimated cost exceeds \$500,000					EP&A Regulation 2021 Schedule 4	Statutory pricing
Any other modification under Section 4.55 or 4.56 (EP&A Act 1979 and EP&A Regulations 2021) and not of minimal environmental impact, with original DA fee of 1 fee unit or more and with a value of works up from \$1,000,001 – \$10,000,000		\$1,368.00 plus an additional \$0.40 for each \$1,000 by which the estimated cost exceeds \$1,000,000					EP&A Regulation 2021 Schedule 4	Statutory pricing
Any other modification under Section 4.55 or 4.56 (EP&A Act 1979 and EP&A Regulations 2021) and not of minimal environmental impact, with original DA fee of 1 fee unit or more and with a value of works over \$10,000,000		\$6,567.00 plus an additional \$0.27 for each \$1,000 by which the estimated cost exceeds \$10,000,000					EP&A Regulation 2021 Schedule 4	Statutory pricing

Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit	Legislation	Pricing Policy
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Additional Modification (s4.55) Fees

Additional fee for modification under Section 4.55(2) or 4.56(1) (EP&A Act 1979 and EP&A Regulations 2021) where notice is required to be given		\$886.00	\$922.00	\$0.00	\$922.00		EP&A Regulation 2021 Schedule 4	Statutory pricing
Additional fee for referral of a Section 4.55 or 4.56 (EP&A Act 1979 and EP&A Regulations 2021) 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	\$1,012.00	\$1,053.00	\$0.00	\$1,053.00		EP&A Regulation 2021 Schedule 4	Statutory pricing

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

Application for review of decision to reject and not determine a development application under the Act, section 8.2(1)(c) if the estimated cost of development is less than \$100,000		\$72.00	\$75.00	\$0.00	\$75.00		EP&A Regulation 2021 Schedule 4	Statutory pricing
\$100,000–\$1 million		\$199.00	\$207.00	\$0.00	\$207.00		EP&A Regulation 2021 Schedule 4	Statutory pricing
more than \$1 million		\$332.00	\$346.00	\$0.00	\$346.00		EP&A Regulation 2021 Schedule 4	Statutory pricing

Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Review of Determination of Application

Request for review of determination under Section 8.2 – 8.5 (EP&A Act 1997 and EP&A Regulation 2021) of development that doesn't involve building work, carrying out of a work, or demolition		50% of the fee for the original development application					EP&A Regulation 2021 Schedule 4	Statutory pricing
Request for review of determination under Section 8.2 – 8.5 (EP&A Act 1997 and EP&A Regulation 2021) involving development with an estimated cost up to \$5,000		\$72.00	\$75.00	\$0.00	\$75.00		EP&A Regulation 2021 Schedule 4	Statutory pricing
Request for review of determination under Section 8.2 – 8.5 (EP&A Act 1997 and EP&A Regulation 2021) involving development with an estimated cost \$5,001 – \$250,000		\$118.00 plus \$1.50 for each \$1,000 or part thereof of the estimated cost					EP&A Regulation 2021 Schedule 4	Statutory pricing
Request for review of determination under Section 8.2 – 8.5 (EP&A Act 1997 and EP&A Regulation 2021) involving development with an estimated cost \$250,001 – \$500,000		\$693.00 plus an additional \$0.85 for each \$1,000 by which the estimated cost exceeds \$250,000					EP&A Regulation 2021 Schedule 4	Statutory pricing
Request for review of determination under Section 8.2 – 8.5 (EP&A Act 1997 and EP&A Regulation 2021) involving development with an estimated cost \$500,001 – \$1,000,000		\$986.00 plus an additional \$0.50 for each \$1,000 by which the estimated cost exceeds \$500,000					EP&A Regulation 2021 Schedule 4	Statutory pricing
Request for review of determination under Section 8.2 – 8.5 (EP&A Act 1997 and EP&A Regulation 2021) involving development with an estimated cost \$1,000,001 – \$10,000,000		\$1,367.00 plus additional \$0.40 for each \$1,000 by which the estimated cost exceeds \$1,000,000					EP&A Regulation 2021 Schedule 4	Statutory pricing
Request for review of determination under Section 8.2 – 8.5 (EP&A Act 1997 and EP&A Regulation 2021) involving development with an estimated cost more than \$10,000,000		\$6,567.00 plus an additional \$0.27 for each \$1,000 by which the estimated cost exceeds \$10,000,000					EP&A Regulation 2021 Schedule 4	Statutory pricing
Request for review of determination under Section 8.2 – 8.5 (EP&A Act 1997 and EP&A Regulation 2021) involving erection of a dwelling with an estimated cost of \$100,000 or less		\$252.00	\$262.00	\$0.00	\$262.00		EP&A Regulation 2021 Schedule 4	Statutory pricing
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 2021)		\$825.00	\$858.00	\$0.00	\$858.00		EP&A Regulation 2021 Schedule 4	Statutory pricing

Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Fee (incl. GST)	Unit	Legislation	Pricing Policy
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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 \$145.50 plus \$3.50 per \$1,000 or part thereof Maximum fee \$188.00 plus \$11.00 per \$1,000 or part thereof						Market pricing
Construction Works with a value from \$5,001 – \$100,000		Minimum fee \$145.50 plus \$3.50 per \$1,000 or part thereof Maximum fee \$188.00 plus \$9.00 per \$1,000 or part thereof						Market pricing
Construction Works with a value from \$100,001 – \$400,000		Minimum fee \$375.50 plus \$1.70 per \$1,000 or part thereof Maximum fee \$1079.50 plus \$4.40 per \$1,000 or part thereof						Market pricing
Construction Works with a value from \$400,001 – \$1,000,000		Minimum fee \$940.00 plus \$2.50 per \$1,000 or part thereof Maximum fee \$2486.00 plus \$2.80 per \$1,000 or part thereof						Market pricing
Construction Works with a value over \$1,000,000		\$2,972.00 plus as per quotation. Staff time per hour plus cost of resources required						Market pricing
Bulk Construction Certificates (minimum of ten construction certificate applications per financial year)		By quotation						Market pricing

Modification (s24) Fees

Modification under s24 of the EP&A (DC&FS) Reg 2021		20% of the original fee or \$109.50 whichever is the greater						Market pricing
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Withdrawal Fees for Construction Certificates

Application is withdrawn before site inspection		80% of fee may be refunded on request of the applicant						Market pricing
Application is withdrawn after desktop assessment has commenced		40% of fees may be refunded on request of the applicant						Market pricing
Application withdrawn after assessment is complete but before issue of certificate		0% of fee may be refunded on request of the applicant						Market pricing

Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

BCA Performance Solution Fee

Assessment of Performance based building solution report- Fire related (including performance based design brief and final report)		\$2993.00 (inclusive of single or multiple performance requirements)						Market pricing
Assessment of Performance based building solution report- Non-fire related (including performance based design brief and final report)		\$1187.00 (inclusive of single or multiple performance requirements, but exclusive of performance requirements relating to fire safety related matters)						Market pricing
Lodgment of FEBQ to NSWFR		\$361.00 plus any costs incurred from NSW Fire and Rescue as per their fees and charges						Market pricing
Lodgment of Final Fire Safety Report Application to NSWFR		\$361.00 plus any costs incurred from NSW Fire and Rescue as per their fees and charges						Market pricing
Lodgment of Initial Fire Safety Report to NSWFR		\$361.00 plus any costs incurred from NSW Fire and Rescue as per their fees and charges						Market pricing

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		\$400.00	\$375.45	\$37.55	\$413.00			Market pricing
Complying Development Certificate with a value up to \$5,000		Minimum fee \$145.50 plus \$3.50 per \$1,000 or part thereof Maximum fee \$188.00 plus \$11.00 per \$1,000 or part thereof						Market pricing
Complying Development Certificate with a value from \$5,001 – \$50,000		Minimum fee \$231.00 plus \$6.70 per \$1,000 or part thereof over \$5,000 Maximum fee \$254.00 plus \$11.00 per \$1,000 or part thereof over \$5,000						Market pricing
Complying Development Certificate with a value \$50,001 – \$400,000		Minimum fee \$293.00 plus \$4.40 per \$1,000 or part thereof over \$50,000 Maximum fee \$419.00 plus \$11.00 per \$1,000 or part thereof over \$50,000						Market pricing
Complying Development Certificate with a value \$400,001 – \$1,000,000		Minimum fee \$2,123.00 plus \$1.30 per \$1,000 or part thereof over \$400,000 Maximum fee \$5,362.00 plus \$3.40 per \$1,000 or part thereof over \$400,000						Market pricing
Complying Development Certificate with a value over \$1,000,000		\$2,961.00 plus as per quotation (staff time per hour plus cost of resources required)						Market pricing

Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27			Unit	Legislation	Pricing Policy
			Fee (excl. GST)	GST	Fee (incl. GST)			

Modification (\$4.30) Fees of Complying Development Certificate

Modification under Section 4.30		20% of original fee or \$109.50 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		0% of fee may be refunded on request of the applicant						Market pricing

BCA Performance Solution Fee

Assessment of Performance based building solution report- Fire related (including performance based design brief and final report)		\$2993.00 (inclusive of single or multiple performance requirements						Market pricing
Assessment of Performance based building solution report- Non-fire related (including performance based design brief and final report)		\$1187.00 (inclusive of single or multiple performance requirements, but exclusive of performance requirements relating to fire safety related matters)						Market pricing
Lodgment of FEBQ to NSWFR		\$361.00 plus any costs incurred from NSW Fire and Rescue as per their fees and charges						Market pricing
Lodgment of Final Fire Safety Report Application to NSWFR		\$361.00 plus any costs incurred from NSW Fire and Rescue as per their fees and charges						Market pricing
Lodgment of Initial Fire Safety Report to NSWFR		\$361.00 plus any costs incurred from NSW Fire and Rescue as per their fees and charges						Market pricing

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 to conduct activity specified in Section 68 other than relating to manufactured homes, caravan parks or solid fuel heating devices	Per application inspection	\$217.50	\$217.50	\$0.00	\$217.50	Per application/ inspection	Market pricing
Application to install solid fuel heating device		\$217.50	\$224.50	\$0.00	\$224.50	Per application/ inspection	Market pricing
Inspection to verify compliance of installed solid fuel heating device		Min \$180.50 / Max \$232.00 / Per hour or part thereof					Market pricing

Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit	Legislation	Pricing Policy
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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		Min \$247.50 / Max \$407.50 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		Min \$433.00 / Max \$608.00 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		Min \$647.00 / Max \$908.00 Up to 3 inspections per development	Per development	Market pricing
Residential Development \$20,001 – \$50,000		Min \$854.50 / Max \$1,201.00 Up to 4 inspections per development	Per development	Market pricing
Residential Development \$50,001 – \$100,000		Min \$1074.00 / Max \$1515.00 Up to 5 inspections per development/per unit	Per development/ Per unit	Market pricing
Residential Development more than \$100,001		Min \$1288.00 / Max \$1808.00 Up to 6 inspections per development/per unit	Per development/ Per unit	Market pricing
Additional inspection or reinspection		Min \$187.00 / Max \$240.50 / Per hour or part thereof		Market pricing

Commercial/Industrial Development/ Residential Fees (class2-9)

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

Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit	Legislation	Pricing Policy
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Commercial/Industrial Development/ Residential Fees (class2-9) [continued]

Industrial / Commercial Development / Residential Up to \$50,000		Min \$647.00 / Max \$908.00 Up to 3 inspections						Market pricing
Industrial / Commercial Development / Residential Greater than \$50,001		Min \$1074.00 / Max \$1515.00 Up to 5 inspections						Market pricing
Industrial / Commercial Development / Residential Additional Inspections (as required for development type)		Min \$187.00 / Max \$240.50 / Per hour or part thereof.						Market pricing
Additional inspection or reinspection		Min \$187.00 / Max \$240.50 / Per hour or part thereof						Market pricing

Class 2, 3 & 4 Additional Inspection Fees

Additional residential fees under s61 EP&A (DC&FS)Regs 2021

Before covering fire protection at service penetrations - Calculated per level requiring inspection		Min \$187.00 / Max \$240.50 / Per hour or part thereof						Market pricing
Before covering the junction of an internal fire-resisting construction bounding a sole-occupancy unit - Calculated per level requiring inspection		Min \$187.00 / Max \$240.50 / Per hour or part thereof						Market pricing
Before covering waterproofing in a wet area, for at least 10% of rooms with a wet area in the building		Min \$187.00 / Max \$240.50 / Per hour or part thereof						Market pricing
Attendance of Commissioning test for Fire Safety Service		Min \$187.00 / Max \$240.50 / Per hour or part thereof						Market pricing
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	Min \$187.00 / Max \$240.50 / Per hour or part thereof						Market pricing
Out of hours inspection		\$246.50 per half hour or part thereof						Market pricing

Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit	Legislation	Pricing Policy
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Class 2, 3 & 4 Additional Inspection Fees [continued]

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
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Compliance Certificate Fees

Compliance Certificate		\$212.00	\$199.09	\$19.91	\$219.00	Per hour		Market pricing
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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	\$145.75	\$136.73	\$13.67	\$150.40			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	\$212.00	\$199.09	\$19.91	\$219.00			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	\$272.75	\$255.86	\$25.59	\$281.45			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	\$337.00	\$316.36	\$31.64	\$348.00			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	\$337.00	\$316.36	\$31.64	\$348.00			Market pricing

Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit	Legislation	Pricing Policy
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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	\$212.00	\$199.09	\$19.91	\$219.00	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	\$273.00	\$256.36	\$25.64	\$282.00	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	\$273.00	\$256.36	\$25.64	\$282.00	Per building		Market pricing
Occupation Certificate for a Class 2 - 9 building with a value from \$400,001 – \$1,000,000	Paid at time of PCA appointment	\$337.00	\$316.36	\$31.64	\$348.00	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	\$337.00	\$316.36	\$31.64	\$348.00	Per building		Market pricing

Relocated Building Fees

Inspection of prefabricated building during construction in factory		\$175.00	\$180.50	\$0.00	\$180.50	per inspection		Market pricing
Installation of prefabricated building on site		\$175.00	\$180.50	\$0.00	\$180.50			Market pricing

Outside LGA Consultancy Work

Fire Safety and/or Building Code Compliance Inspections		\$175.00	\$180.50	\$0.00	\$180.50	per hour or part thereof		Market pricing
Travel costs from PSC LGA admin building to other LGA Council admin building		\$3.50	\$3.60	\$0.00	\$3.60	per KM		Market pricing
Desktop assessment and documentation preparation		\$64.50	\$66.50	\$0.00	\$66.50	per hour or part thereof		Market pricing
Certification Work on behalf of external LGA		As per certification costs plus travel and desktop assessment charges						Market pricing
Remote peer review of documentation or provision of technical advice		\$64.50	\$66.50	\$0.00	\$66.50	per hour or part thereof		Market pricing

Transfer of Principle Certification (PC) Functions to Council

Transfer of Principle Certification (PC) request		Application review upon acceptance - (Fee) 50% off CC fee based on current F&Cs				per Application based on Development Cost (CIV)		Market pricing
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Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit	Legislation	Pricing Policy
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Other Certificates

Building Information Certificate Fees

Application Fees

Class 1 (dwelling) or Class 2 building comprising 2 dwellings only, including Class 10 (outbuildings)		\$350.00	\$375.00	\$0.00	\$375.00	Per dwelling on lot		Market pricing
Class 10 (outbuildings)		\$350.00	\$375.00	\$0.00	\$375.00	Per dwelling on lot		Market pricing
Class 2 – 9 buildings with floor area not exceeding 200m2		\$350.00	\$375.00	\$0.00	\$375.00			Market pricing
Class 2 – 9 buildings with floor area exceeding 200m2 but not exceeding 2,000m2		\$375.00 fee plus \$0.50 per square metre above 200 square metres						Market pricing
Class 2 - 9 buildings with floor area exceeding 2,000m2		\$1,450.00 fee plus \$0.75 per square metre above 2,000 square metres						Market pricing
Applications relating to external walls only		\$350.00	\$375.00	\$0.00	\$375.00	Per application		Market pricing
Additional fee - can be applied for the assessment of building works carried out without the required planning assessment and consent or not in accordance with the relevant consent, approval, certification and/or inspections (including administration, inspection, notification and assessment fees if applicable)		Fee calculated by cost of development and Council's applicable fee for a Development Consent, Construction Certificate or Complying Development Certificate						Market pricing

Other Fees

Reinspection fee		Refer to building inspection fees.				Per inspection		Market pricing
Copy of Certificate		\$13.00	\$13.00	\$0.00	\$13.00	Per copy		Market pricing
Certified copy of document or map		\$53.00	\$53.00	\$0.00	\$53.00	Per item		Market pricing

Planning Certificate Fees

Section 10.7(2) Planning Certificate		\$71.00	\$73.00	\$0.00	\$73.00	Per certificate	EP&A Regulation 2021 Schedule 4	Statutory pricing
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Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit	Legislation	Pricing Policy
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Planning Certificate Fees [continued]

Section 10.7(2) and 10.7(5) Planning Certificate		\$178.00	\$185.00	\$0.00	\$185.00	Per certificate	EP&A Regulation 2021 Schedule 4	Statutory pricing
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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

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		\$250.00	\$250.00	\$0.00	\$250.00	Per application	Swimming Pools Regulation 2018 Clause 13(1)	Statutory pricing
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Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit	Legislation	Pricing Policy
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Fire Safety

Registration Fee

Annual fire safety statement management fee	Manage a Fire Safety Statement including ensuring information on that statement is dealt with as required by legislation	\$66.50 plus \$66.50 per essential fire safety measure included on the relevant fire safety schedule				Per request		Partial cost pricing
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Inspection Fee

Fire Safety – Inspection fee		\$212.00	\$199.09	\$19.91	\$219.00	Per half hour or part thereof		Partial cost pricing
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Fire Safety Certificate Fee

Fire Safety Schedule S.80A Re-Issue assessment fee		\$185.00	\$191.00	\$0.00	\$191.00	per hour or part thereof		Market pricing
Review of outer LGA Fire Safety Schedule (FSS)		FSS review - (Fee) \$400				10 or less Fire Safety measures		Market pricing
Review of outer LGA Fire Safety Schedule (FSS)		FSS review - (Fee) By quotation (min \$440 Fee)				Greater than 10 Fire Safety measures		Market pricing

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)		\$580.00	\$599.00	\$0.00	\$599.00			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

Name	Description	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit	Legislation	Pricing Policy
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Application Fees [continued]

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
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
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



PORT STEPHENS
COUNCIL

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