

IP&R Framework

Fees and Charges

2024 to 2025



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



PORT STEPHENS
COUNCIL

Table Of Contents

Port Stephens Council	7
Development & Building Services	7
Services and Administration	7
Consultation and Advice	7
Pre-Lodgement Meeting/Advice.....	7
Professional and Technical Property Advice	8
Consultation Services.....	8
Administration	8
Registrations	8
Scanning and Archiving	9
Building Specification Booklets	9
Refund of Local Infrastructure Contributions	10
Voluntary Planning Agreements	10
Works in Kind Agreements	13
Rezoning and Reclassification	14
Rezoning Requests	14
Planning Proposals and Reclassification	14
Basic (Category A) - Planning Proposals	14
Standard (Category B) - Planning Proposals	15
Complex (Category C) - Planning Proposals.....	16
Principal (Category D) - Planning Proposals.....	18
Withdrawal of Planning Proposal (All Categories).....	18
Reclassification of Council-owned Land	19
Applications (including DAs, CCs, CDCs and s.68)	19
Development Applications	19
Application Fees.....	19
Additional Application Fees	21
Subdivision Application Fees	22
Signage Application Fees.....	22
Notification and Advertising Fees	22
Modification (s4.55) Fees.....	24
Additional Modification (s4.55) Fees	25
Withdrawal Fees	25
Review of Decision to Reject Application.....	25
Review of Determination of Application	26

Table Of Contents [continued]

Building Works Construction Certificate Fees.....	27
Application Fees.....	27
Modification (CL148) Fees.....	27
Withdrawal Fees for Construction Certificates.....	28
BCA Performance Solution Fee.....	28
Complying Development Certificate Fees.....	28
Application Fees.....	28
Modification (S4.30) Fees of Complying Development Certificate.....	29
Withdrawal Fees of Complying Development Certificates.....	29
BCA Performance Solution Fee.....	29
Section 68 Application Fees (Local Government Act 1993).....	29
Applications other than that for a manufactured home, caravan park, movable dwelling or onsite waste management system.....	29
Certification.....	30
Building Inspection Fees.....	30
Residential Development Fees.....	30
Commercial/Industrial Development/ Residential Fees (class2-9).....	30
Class 2, 3 & 4 Additional Inspection Fees.....	31
Compliance Certificate Fees.....	31
Occupation Certificate Fees.....	32
Class 1 or Class 10 Building Fees.....	32
Class 2 to Class 9 Building Fees.....	32
Relocated Building Fees.....	33
Other Certificates.....	33
Building Information Certificate Fees.....	33
Application Fees.....	33
Other Fees.....	34
Bushfire Certificate Fees.....	34
Planning Certificate Fees.....	34
Swimming Pools.....	34
Certificate of Compliance Fees.....	34
Swimming Pool Registration Fees.....	35
Swimming Pool Safety Barrier Exemption Fee.....	35
Fire Safety.....	35
Registration Fee.....	35
Inspection Fee.....	36

Table Of Contents [continued]

Fire Safety Certificate Fee 36

Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings 36

Application Fees..... 36

Inspection and Certificate Fees 36

Compliance 37

Compliance Cost Notice Fees..... 37

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.

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.

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.

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 23/24 Fee (incl. GST)	Year 24/25 Fee (excl. GST)	Year 24/25 GST	Year 24/25 Fee (incl. GST)	Unit	Legislation	Pricing Policy
------	-------------	----------------------------------	----------------------------------	-------------------	----------------------------------	------	-------------	-------------------

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	\$300.00	\$288.18	\$28.82	\$317.00			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	\$600.00	\$575.45	\$57.55	\$633.00			Market pricing
Provide pre-lodgement advice where a meeting is not required		\$335.00	\$321.82	\$32.18	\$354.00			Market pricing

Name	Description	Year 23/24	Year 24/25		Fee (incl. GST)	Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST				

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	\$302.00	\$290.00	\$29.00	\$319.00			Market pricing
Provide advice on the Physical Commencement of Development Applications	Search Council records, undertake site inspection, review relevant legislation and provide written advice	\$582.00	\$558.18	\$55.82	\$614.00			Market pricing
SEPP Certification or written advice in relation to exempt or complying development		\$194.50	\$186.82	\$18.68	\$205.50			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 \$171.00 per half hour or part thereof						Partial cost pricing
Dilapidation report		Min \$159.00 / Max \$204.00 / 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 \$159.00 / Senior Development Planner or Senior Strategic Planner or Accredited Certifier A2 - A1 \$204.00				Per hour or part thereof		Market pricing
Out of hours consultant work or inspection		Min. \$204.00 / Max. \$278.00				Per hour or part thereof		Market pricing

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
--	--	---------	---------	--------	---------	-----------------	--------------------------------------	-------------------

Name	Description	Year 23/24	Year 24/25		Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST			

Registrations [continued]

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

Scanning and Archiving

Archiving fee – Applicable to all development and building applications		\$145.00	\$153.00	\$0.00	\$153.00	Per application		Partial cost pricing
Scanning – Development and building applications submitted in hard copy		\$70.00	\$74.00	\$0.00	\$74.00	Per application		Partial cost pricing

Building Specification Booklets

HIA members		\$18.40	\$17.64	\$1.76	\$19.40	Each		Market pricing
Non HIA members		\$36.50	\$35.00	\$3.50	\$38.50	Each		Market pricing

Name	Description	Year 23/24	Year 24/25			Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)			

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.	\$1,070.00	\$1,130.00	\$0.00	\$1,130.00	Each		Full cost pricing
--	--	------------	------------	--------	------------	------	--	-------------------

Voluntary 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 \$226. To be paid prior to staff review.	\$0.00	\$904.00	\$0.00	\$904.00			Full cost pricing
---------------------------------------	--	--------	----------	--------	----------	--	--	-------------------

Name	Description	Year 23/24	Year 24/25			Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)			

Voluntary Planning Agreements [continued]

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 \$226. To be paid prior to staff review.	\$0.00	\$678.00	\$0.00	\$678.00			Full cost pricing
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 \$226. To be paid prior to preparation of executive memorandum.	\$0.00	\$1,356.00	\$0.00	\$1,356.00			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

Name	Description	Year 23/24 Fee (incl. GST)	Year 24/25 Fee (excl. GST)	Year 24/25 GST	Year 24/25 Fee (incl. GST)	Unit	Legislation	Pricing Policy
------	-------------	----------------------------------	----------------------------------	-------------------	----------------------------------	------	-------------	-------------------

Voluntary Planning Agreements [continued]

Phase 4 - Exhibition of draft Planning Agreement	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 \$226. To be paid prior to preparation of executive memorandum.	\$0.00	\$4,520.00	\$0.00	\$4,520.00			Full cost pricing
--	--	--------	------------	--------	------------	--	--	-------------------

Name	Description	Year 23/24	Year 24/25		Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST			

Voluntary Planning Agreements [continued]

Phase 5 - Council endorsement of Planning Agreement	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 \$226. To be paid prior to preparation of executive memorandum or review of submissions, whichever occurs first.	\$0.00	\$5,650.00	\$0.00	\$5,650.00		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 \$226		Full cost recovery or as specified in executed planning agreement				Full cost pricing

Works in Kind Agreements

Preparation of agreement			Full recovery cost of Council's legal fees				Full cost pricing
--------------------------	--	--	--	--	--	--	-------------------

Name	Description	Year 23/24	Year 24/25		Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST			

Rezoning and Reclassification

Rezoning Requests

Planning Proposals and Reclassification

Pre-lodgement meeting		\$418.00	\$400.50	\$40.05	\$440.55		Full cost pricing
Independent Review		All direct costs including hourly rate for Project Management at \$226/hour					Full cost pricing
Independent Studies (including a Place Plan)		All direct costs including hourly rate for Project Management at \$226/hour					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

Low impact and low yield development. Includes Section 3.22 amendments, 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.

This fee also applies to planning proposals that are consistent with a Place Strategy. The total of all stages except for the Stage 1 - Scoping, is to be paid at Lodgement.

Name	Description	Year 23/24	Year 24/25			Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)			

Basic (Category A) - Planning Proposals [continued]

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 \$226 per hour. The fee is to be paid prior to Council staff accepting the scoping report.	\$5,350.00	\$7,910.00	\$0.00	\$7,910.00	Per proposal		
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 \$226 per hour	\$7,490.00	\$7,910.00	\$0.00	\$7,910.00	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 \$226 per hour.	\$17,120.00	\$18,080.00	\$0.00	\$18,080.00	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 \$226 per hour.	\$2,996.00	\$3,164.00	\$0.00	\$3,164.00	Per proposal		Full cost pricing

Standard (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.

Name	Description	Year 23/24	Year 24/25			Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)			

Standard (Category B) - Planning Proposals [continued]

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 \$226 per hour. The fee is to be paid prior to Council staff accepting the scoping report.	\$7,490.00	\$11,074.00	\$0.00	\$11,074.00	Per proposal		Full cost pricing
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 \$226 per hour.	\$14,980.00	\$15,820.00	\$0.00	\$15,820.00	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 \$226 per hour.	\$32,100.00	\$33,900.00	\$0.00	\$33,900.00	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 \$226 per hour.	\$7,490.00	\$7,910.00	\$0.00	\$7,910.00	Per proposal		Full cost pricing

Complex (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.

Name	Description	Year 23/24	Year 24/25			Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)			

Complex (Category C) - Planning Proposals [continued]

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 \$226 per hour. The fee is to be paid prior to Council staff accepting the scoping report.	\$10,700.00	\$15,820.00	\$0.00	\$15,820.00	Per proposal		Full cost pricing
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 \$226 per hour.	\$59,920.00	\$63,280.00	\$0.00	\$63,280.00	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 \$226 per hour.	\$64,200.00	\$67,800.00	\$0.00	\$67,800.00	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 \$226 per hour.	\$9,630.00	\$10,170.00	\$0.00	\$10,170.00	Per proposal		Full cost pricing

Name	Description	Year 23/24	Year 24/25			Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)			

Principal (Category D) - Planning Proposals

Stage 1 – Scoping/pre-lodgement advice	Fee includes up to 49 hours of work by Council staff. Additional hours will be invoiced to the applicant at an hourly rate of \$226 per hour. The fee is to be paid prior to Council staff accepting the scoping report.	\$7,490.00	\$11,074.00	\$0.00	\$11,074.00	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 \$226 per hour.	\$64,200.00	\$67,800.00	\$0.00	\$67,800.00	Per proposal	Full cost pricing
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 \$226 per hour.	\$85,600.00	\$90,400.00	\$0.00	\$90,400.00	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 \$226 per hour.	\$11,770.00	\$12,430.00	\$0.00	\$12,430.00	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
-------------------	---	--	--	--	------------------	--	-------------------

Name	Description	Year 23/24	Year 24/25			Unit	Legislation	Pricing Policy
		Fee (incl. GST)	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	\$588.00	\$619.75	\$0.00	\$619.75			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 2024 will be \$111.32.

<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		\$357.00	\$370.00	\$0.00	\$370.00		EP&A Regulation 2021 Schedule 4	Statutory pricing
Development involving building or demolition work with a value of works up to \$5,000		\$138.00	\$143.00	\$0.00	\$143.00		EP&A Regulation 2021 Schedule 4	Statutory pricing

Name	Description	Year 23/24	Year 24/25			Unit	Legislation	Pricing Policy
		Fee (incl. GST)	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		Base fee of \$220, 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 \$458, 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 \$1,509, 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 \$2,272, 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 \$3,404, 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 \$20,656, 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	\$570.00	\$592.00	\$0.00	\$592.00		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

Name	Description	Year 23/24	Year 24/25		Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST			

Additional Application Fees

Additional fee for agency or authority concurrence or approval	Note: A payment of \$401.20 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.	\$175.00	\$182.00	\$0.00	\$182.00	EP&A Regulation 2021 Schedule 4	Statutory pricing
Additional fee for Integrated Development	Note: A payment of \$401.20 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.	\$175.00	\$182.00	\$0.00	\$182.00	EP&A Regulation 2021 Schedule 4	Statutory pricing
Additional fee for Designated Development	In addition to calculated fee	\$1,154.00	\$1,197.00	\$0.00	\$1,197.00	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	\$3,762.00	\$3,905.00	\$0.00	\$3,905.00	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	\$3,508.00	\$3,762.00	\$0.00	\$3,762.00		Market pricing

Name	Description	Year 23/24	Year 24/25			Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)			

Additional Application Fees [continued]

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
---	---	--	--	--	------------------------	--	--	----------------

Subdivision Application Fees

Boundary realignment		\$414.00	\$429.00	\$0.00	\$429.00		EP&A Regulation 2021 Schedule 4	Statutory pricing
Consolidation of lots		\$414.00	\$429.00	\$0.00	\$429.00		EP&A Regulation 2021 Schedule 4	Statutory pricing
Development application involving strata subdivision			\$429.00 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		\$429.00 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		\$865.00 plus \$65.00 per additional new lot				EP&A Regulation 2021 Schedule 4	Statutory pricing

Signage Application Fees

Signage			\$370.00 plus \$93.00 for each advertisement in excess of 1				EP&A Regulation 2021 Schedule 4	Statutory pricing
---------	--	--	---	--	--	--	-----------------------------------	-------------------

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)		\$267.50	\$290.00	\$0.00	\$290.00			Statutory pricing
---	--	----------	----------	--------	----------	--	--	-------------------

Name	Description	Year 23/24	Year 24/25		Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST			

Notification and Advertising Fees [continued]

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	\$267.50	\$290.00	\$0.00	\$290.00		Statutory pricing
Advertising pursuant to Council Community Participation Plan (CPP)			Up to a maximum of \$1,438.00			EP&A Regulation 2021 Schedule 4	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 \$1,438.00			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 Nonnominated Integrated Development in accordance with the EP&A Regulation 2021		Up to a maximum of \$1,438.00			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 \$2,889.00			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 \$1,438.00			EP&A Regulation 2021 Schedule 4	Statutory pricing

Name	Description	Year 23/24	Year 24/25			Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)			

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		\$89.00	\$92.00	\$0.00	\$92.00		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		\$839.00 or 50% of the original DA fee, whichever is the lesser					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) 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						\$247.00	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		\$68.00	\$71.00	\$0.00	\$71.00		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		\$110.00 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		\$651.00 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		\$927.00 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

Name	Description	Year 23/24	Year 24/25			Unit	Legislation	Pricing Policy
		Fee (incl. GST)	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 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		\$1,284.00 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		\$6,167.00 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

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		\$834.00	\$866.00	\$0.00	\$866.00		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	\$953.00	\$989.00	\$0.00	\$989.00		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		\$68.00	\$71.00	\$0.00	\$71.00		EP&A Regulation 2021 Schedule 4	Statutory pricing
---	--	---------	---------	--------	---------	--	-----------------------------------	-------------------

Name	Description	Year 23/24	Year 24/25			Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)			

Review of Decision to Reject Application [continued]

\$100,000–\$1 million		\$187.00	\$194.00	\$0.00	\$194.00		EP&A Regulation 2021 Schedule 4	Statutory pricing
more than \$1 million		\$313.00	\$325.00	\$0.00	\$325.00		EP&A Regulation 2021 Schedule 4	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 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		\$68.00	\$71.00	\$0.00	\$71.00		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		\$111.00 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		\$651.00 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		\$927.00 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		\$1,284.00 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		\$6,167.00 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 23/24	Year 24/25			Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)			

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 2021) involving erection of a dwelling with an estimated cost of \$100,000 or less		\$238.00	\$247.00	\$0.00	\$247.00		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)		\$777.00	\$807.00	\$0.00	\$807.00		EP&A Regulation 2021 Schedule 4	Statutory pricing

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 \$136.00 plus \$3.25 per \$1,000 or part thereof Maximum fee \$176.00 plus \$10.80 per \$1,000 or part thereof					Market pricing
Construction Works with a value from \$5,001 – \$100,000		Minimum fee \$136.00 plus \$3.25 per \$1,000 or part thereof Maximum fee \$176.00 plus \$8.60 per \$1,000 or part thereof					Market pricing
Construction Works with a value from \$100,001 – \$400,000		Minimum fee \$352.00 plus \$1.60 per \$1,000 or part thereof Maximum fee \$1011.00 plus \$4.30 per \$1,000 or part thereof					Market pricing
Construction Works with a value from \$400,001 – \$1,000,000		Minimum fee \$880.00 plus \$2.40 per \$1,000 or part thereof Maximum fee \$2328.00 plus \$2.70 per \$1,000 or part thereof					Market pricing
Construction Works with a value over \$1,000,000		\$2,783.00 plus as per quotation. Staff time per hour plus cost of resources required					Market pricing

Modification (CL148) Fees

Modification under s24 of the EP&A (DC&FS) Reg 2021		20% of the original fee or \$102.00 whichever is the greater					Market pricing
---	--	--	--	--	--	--	----------------

Name	Description	Year 23/24	Year 24/25			Unit	Legislation	Pricing Policy
		Fee (incl. GST)	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
---	---	--	--	--	--	--	--	----------------

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		\$366.00	\$350.91	\$35.09	\$386.00			Market pricing
Complying Development Certificate with a value up to \$5,000		Minimum fee \$136.00 plus \$3.25 per \$1,000 or part thereof Maximum fee \$176.00 plus \$10.80 per \$1,000 or part thereof					Market pricing	
Complying Development Certificate with a value from \$5,001 – \$50,000		Minimum fee \$216.00 plus \$6.50 per \$1,000 or part thereof over \$5,000 Maximum fee \$238.00 plus \$10.80 per \$1,000 or part thereof over \$5,000					Market pricing	
Complying Development Certificate with a value \$50,001 – \$400,000		Minimum fee \$274.00 plus \$4.30 per \$1,000 or part thereof over \$50,000 Maximum fee \$392.00 plus \$10.80 per \$1,000 or part thereof over \$50,000					Market pricing	
Complying Development Certificate with a value \$400,001 – \$1,000,000		Minimum fee \$1,987.00 plus \$1.30 per \$1,000 or part thereof over \$400,000 Maximum fee \$5020.00 plus \$3.30 per \$1,000 or part thereof over \$400,000					Market pricing	
Complying Development Certificate with a value over \$1,000,000		\$2,772.00 plus as per quotation (staff time per hour plus cost of resources required)					Market pricing	

Name	Description	Year 23/24	Year 24/25			Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)			

Modification (S4.30) Fees of Complying Development Certificate

Modification under Section 4.30		20% of original fee or \$102.00 whichever is the greater						Market pricing
---------------------------------	--	--	--	--	--	--	--	----------------

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
--	---	--	--	--	--	--	--	----------------

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	\$206.00	\$217.50	\$0.00	\$217.50	Per application/ inspection		Market pricing
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

Name	Description	Year 23/24	Year 24/25		Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST			

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 \$232. Maximum fee \$382. 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 \$406. Maximum fee \$569. 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 \$606. Maximum fee \$850. Up to 3 inspections per development	Per development	Market pricing
Residential Development \$20,001 – \$50,000		Minimum fee \$800.00. Maximum fee \$1,125.00. Up to 4 inspections per development	Per development	Market pricing
Residential Development \$50,001 – \$100,000		Minimum fee \$1006.00. Maximum fee \$1418.00. Up to 5 inspections per development/per unit	Per development/ Per unit	Market pricing
Residential Development more than \$100,001		Minimum fee \$1206. Maximum fee \$1693. Up to 6 inspections per development/per unit	Per development/ Per unit	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

Industrial / Commercial Development / Residential Up to \$50,000		Minimum fee \$606.00. Maximum fee \$850.00. Up to 3 inspections		Market pricing
Industrial / Commercial Development / Residential Greater than \$50,001		Minimum fee \$1006.00 Maximum fee \$1418.00. Up to 5 inspections		Market pricing
Industrial / Commercial Development / Residential Additional Inspections (as required for development type)		Minimum fee \$175.00. Maximum fee \$225.00 per hour or part thereof.		Market pricing

Name	Description	Year 23/24	Year 24/25		Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST			

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		Minimum fee \$175.00. Maximum fee \$225.00 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		Minimum fee \$175.00. Maximum fee \$225.00 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		Minimum fee \$175.00. Maximum fee \$225.00 per hour or part thereof					Market pricing
Attendance of Commissioning test for Fire Safety Service		Minimum fee \$175.00. Maximum fee \$225.00 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	Minimum fee \$175.00. Maximum fee \$225.00 per hour or part thereof					Market pricing
Out of hours inspection		\$231.00 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		\$194.00	\$185.91	\$18.59	\$204.50	Per hour	Market pricing
------------------------	--	----------	----------	---------	----------	----------	----------------

Name	Description	Year 23/24	Year 24/25			Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)			

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	\$133.60	\$128.00	\$12.80	\$140.80			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	\$194.00	\$185.91	\$18.59	\$204.50			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	\$250.00	\$239.55	\$23.95	\$263.50			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	\$308.00	\$295.45	\$29.55	\$325.00			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	\$308.00	\$295.45	\$29.55	\$325.00			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	\$194.00	\$185.91	\$18.59	\$204.50	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	\$250.00	\$239.55	\$23.95	\$263.50	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	\$250.00	\$239.55	\$23.95	\$263.50	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	\$308.00	\$295.45	\$29.55	\$325.00	Per building		Market pricing

Name	Description	Year 23/24	Year 24/25			Unit	Legislation	Pricing Policy
		Fee (incl. GST)	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 greater than \$1,000,001	Paid at time of PCA appointment	\$308.00	\$295.45	\$29.55	\$325.00	Per building	Market pricing
---	---------------------------------	----------	----------	---------	----------	--------------	----------------

Relocated Building Fees

Inspection of relocated building Port Stephens LGA		\$225.50	\$238.00	\$0.00	\$238.00	Per hour	Market pricing
Travelling cost associated with inspection of relocated building	To and from site within or outside Port Stephens LGA	\$3.40per kilometre in addition to inspection fee				Per kilometre	Market pricing

Other Certificates

Building Information 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	Market pricing
Class 10 (outbuildings)		\$250.00	\$250.00	\$0.00	\$250.00	Per dwelling on lot	Market pricing
Class 2 – 9 buildings with floor area not exceeding 200m2		\$250.00	\$250.00	\$0.00	\$250.00		Market pricing
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					Market 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					Market pricing
Applications relating to external walls only		\$250.00	\$250.00	\$0.00	\$250.00	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		Fee calculated by cost of development and Council's applicable fee for a Development Consent, Construction Certificate or Complying Development Certificate					Market pricing

Name	Description	Year 23/24	Year 24/25			Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)			

Other Fees

Reinspection fee	Can be applied once only to each building certificate application	\$90.00	\$90.00	\$0.00	\$90.00	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

Bushfire Certificate Fees

Bushfire certificate where Council is the certifier		\$225.00 fee per certificate if Council is the certifying authority				Per certificate		Market pricing
Bushfire certificate where Council is not the certifier		\$506.00 minimum fee per certificate if Council is NOT the certifying authority				Per certificate		Market pricing

Planning Certificate Fees

Section 10.7(2) Planning Certificate		\$66.00	\$69.00	\$0.00	\$69.00	Per certificate	EP&A Regulation 2021 Schedule 4	Statutory pricing
Section 10.7(2) and 10.7(5) Planning Certificate		\$167.00	\$174.00	\$0.00	\$174.00	Per certificate	EP&A Regulation 2021 Schedule 4	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
--	--	----------	----------	---------	----------	----------------	--	-------------------

Name	Description	Year 23/24	Year 24/25		Fee (incl. GST)	Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST				

Certificate of Compliance Fees [continued]

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
---	--	---------	--------	--------	---------	-------------------------------	--	-------------------

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
---	--	----------	----------	--------	----------	-----------------	---	-------------------

Fire Safety

Registration Fee

Fire Safety – Administration fee	Manage a Fire Safety Statement including ensuring information on that statement is dealt with as required by legislation	\$61.00	\$58.64	\$5.86	\$64.50	Per request		Partial cost pricing
----------------------------------	--	---------	---------	--------	---------	-------------	--	----------------------

Name	Description	Year 23/24	Year 24/25			Unit	Legislation	Pricing Policy
		Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)			

Inspection Fee

Fire Safety – Inspection fee		\$201.00	\$192.73	\$19.27	\$212.00	Per half hour or part thereof		Partial cost pricing
------------------------------	--	----------	----------	---------	----------	-------------------------------	--	----------------------

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	\$61.00	\$58.64	\$5.86	\$64.50	Per measure		Partial cost 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)		\$531.00	\$560.00	\$0.00	\$560.00			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
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

Name	Description	Year 23/24 Fee (incl. GST)	Year 24/25 Fee (excl. GST)	Year 24/25 GST	Year 24/25 Fee (incl. GST)	Unit	Legislation	Pricing Policy
------	-------------	----------------------------------	----------------------------------	-------------------	----------------------------------	------	-------------	-------------------

Inspection and Certificate Fees [continued]

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