



# PLANNING SERVICES - BUILDING SECTION

## SCHEDULE OF CHARGES AND FEES 2023/2024

### \*\*\*\* NEW BUILDINGS \*\*\*\*

**N.B. The quoted fees include the issue of Certificates of Final Inspection/Classification and where relevant, quoted fees are to be rounded to the nearest \$**

CLASS OF BUILDING OR STRUCTURE	ASSESSMENT FEE	INSPECTION FEE	LODGMET FEE	TOTAL FEE	GST	TOTAL INCL. GST
<b>New work:</b>	<b>Includes GST</b>	<b>Includes GST</b>	<b>NO GST</b>			
Class 1(a) & Class 2 – area less than 200m <sup>2</sup>	\$350.00	4 @ \$210.00 = \$840.00	\$180.00	<b>\$1261.83</b>	<b>\$108.17</b>	<b>\$1370.00</b>
Class 1(a) & Class 2 – area more than 200m <sup>2</sup>	\$405.00	4 @ \$210.00 = \$840.00	\$180.00	<b>\$1311.82</b>	<b>\$113.18</b>	<b>\$1425.00</b>
Class 1(b)	\$470.00	4 @ \$210.00 = \$840.00	\$180.00	<b>\$1370.91</b>	<b>\$119.09</b>	<b>\$1490.00</b>
Class 10(a) – area less than 10m <sup>2</sup>	\$65.00	1 @ \$210.00	\$75.00	<b>\$325.00</b>	<b>\$25.00</b>	<b>\$350.00</b>
Class 10(a) – area up to 72m <sup>2</sup>	\$160.00	1 @ \$210.00	\$180.00	<b>\$516.36</b>	<b>\$33.64</b>	<b>\$550.00</b>
Class 10(a) – area up to 144m <sup>2</sup>	\$230.00	1 @ \$210.00	\$180.00	<b>\$580.00</b>	<b>\$40.00</b>	<b>\$620.00</b>
Class 10(a) – area greater than 144m <sup>2</sup>	\$340.00	1@ \$210.00	\$180.00	<b>\$680.00</b>	<b>\$50.00</b>	<b>\$730.00</b>
Class 10(b) swimming pools & fencing - (Temporary &/or Final fence) (Reinspection - per inspection)	\$190.00 \$160.00	1 @ \$210.00 \$210.00	\$185.00	<b>\$548.64</b> <b>\$145.45</b> <b>\$190.91</b>	<b>\$36.36</b> <b>\$14.55</b> <b>\$19.09</b>	<b>\$585.00</b> <b>\$160.00</b> <b>\$210.00</b>
Class 10b Structures – ● Billboards/signs, Fences over 2m, Satellite Dish and masts on ground. ● Free standing walls and retaining walls	\$160.00 \$160.00	1 @ \$210.00 2 @ \$210.00	\$180.00 \$180.00	<b>\$516.36</b> <b>\$707.27</b>	<b>\$33.64</b> <b>\$52.73</b>	<b>\$550.00</b> <b>\$760.00</b>
<b>PRIVATE CERTIFICATION</b> Request to Change Existing Approval (Privately Certified permit)			\$85.00	<b>\$85.00</b>	<b>0.00</b>	<b>\$85.00</b>
Inspection on behalf of Private Certifier		\$210.00/hr (min 1 hour)				<b>\$210.00 /hr</b>
<b>CERTIFICATES OF CLASSIFICATION</b> Commercial Building built before 30/4/1998 (Certificate Form 11 issued)	As per building class	1 as per building class	As per class			As per building class
Change of Classification	As per building class	1 as per building class	As per class			As per building class
<b>FINAL CERTIFICATES</b> (Class 1 & 10 only) Finalise lapsed Building file (Form 21 issued)	As per building class	1 as per building class	As per class			As per building class
<b>NOTE: Class 2-9 *** Minimum Floor area - 125m<sup>2</sup>/unit *** The maximum inspection fee - \$500 per inspection***</b>						
Class 2 (Multiple Dwelling 3 units or more) Class 3	\$4.20 per m <sup>2</sup> (incl GST)		4 @ \$1.95 per m <sup>2</sup> (incl GST)			\$225.00 No GST
<b>Class 4 – see class 5, 6, 7, 8 &amp; 9 to which class 4 is attached</b>						
Class 5 & 6	\$4.20 per m <sup>2</sup> (incl GST)		4 @ \$2.20 per m <sup>2</sup> (incl GST)			\$225.00 No GST
Class 7 FARM Shed	\$1.85 per m <sup>2</sup> (incl GST)		1 @ \$210.00 (incl GST)			\$225.00 No GST
Class 7 & 8	\$4.20 per m <sup>2</sup> (incl GST)		4 @ \$1.95 per m <sup>2</sup> (incl GST)			\$225.00 No GST
Class 9(a) & 9(c)	\$4.20 per m <sup>2</sup> (incl GST)		4 @ \$2.20 per m <sup>2</sup> (incl GST)			\$225.00 No GST
Class 9(b) <b>(One storey)</b>	\$4.20 per m <sup>2</sup> (incl GST)		4 @ \$2.20 per m <sup>2</sup> (incl GST)			\$225.00 No GST

<b>ALTERATIONS/ADDITIONS TO A BUILDING OR STRUCTURE (Includes GST where applicable)</b>					
	<b>Assessment Fee Includes GST</b>	<b>Inspections Includes GST</b>	<b>Lodgement Fee NO GST</b>	<b>GST Applied</b>	<b>Total Incl GST</b>
All Classes – Under 50 sq mtrs	70% of assessment fee (rounded to nearest \$)	Inspections (as required) @ Rate <ul style="list-style-type: none"> <li>• Footings</li> <li>• Frame</li> <li>• Bond Beam</li> <li>• Final</li> </ul>	As per new building class		<b>NO GST on Lodgement fee To Be Calculated Plus 10%</b>
All Classes – Over 50 sq mtrs As per New Building Work	100% of assessment fee as per new building class	As per new building class	As per new building class		<b>To Be Calculated AS PER NEW BUILDING WORK</b>
Reroofing of a building (and wall cladding) Frame & Final inspections	\$300.00	2 @ \$210.00 = \$420.00	\$185.00	\$65.45	\$905.00
Shop Fitout					<b>As determined by Director</b>
<b>DEMOLITION OF A STRUCTURE</b>					
Demolition of Structures	\$135.00	1 @\$210.00	\$185.00	\$31.36	\$530.00
<b>SWIMMING POOLS</b>					
Copy of Swimming Pool Register					As determined by Director
Swimming Pool Legislation – Compliance Inspection on Pool Fence		\$240.00		Nil	\$240.00
Re-Inspection of Non Compliance		\$210.00		\$19.09	\$210.00
Certificate of Compliance (Form 23 – State Government Fee)		\$44.26		Nil	\$44.26
Pool Safety Standard Exemption					As determined by Director
<b>BUILDING OTHER</b>					
Application for Preliminary Decision on Plans – <b>This fee is not Refundable</b>	35% of assessment fee plus lodgement fee as per Building Class				
Extension of Relevant Period for Building Approvals (Maximum of 12 months)	\$150.00.(GST Nil)				
Additional Fee Per Set of Plans for Signature and Stamping	\$35.00 (GST Nil)				
Change to approved plans/ documents Residential Commercial	Minor \$100.00 Major \$195.00 Minor \$195.00 Major: 50% of original assessment				
Request to Change Existing Approval by Private Certifier	\$85.00 (GST Nil)				
Fast Tracking Development Proposal	50% Above Normal Fee				
Temporary Accommodation (Caravan with Council Permission – Letter) <b>Per Council Policy</b>	\$431.00 (GST Nil)				
<b>REFUNDS (Building)</b>	<b>REFUND (Lodgement fees non-refundable)</b>				
Building Approval Cancelled prior to Assessment	80% Assessment fees		100% Inspection Fees		
Building Approval Cancelled prior to issue of permit			100% Inspection Fees ONLY		
Building Approval Cancelled following issue of permit & prior to first inspection			90% of Inspection Fees ONLY		
<b>INSPECTIONS</b>					
Additional Inspections required due to builder not having had a building in sufficient state of readiness for an inspection requested by him, or for any other reason	As per Building class				
Inspection to Remote Areas (Eg. Islands)	As determined by Director				
Inspection on behalf of Private Certifiers	\$210.00/hour (Min 1 Hour (includes GST))				

**RELOCATION OF BUILDINGS (Includes GST where applicable)**

<b>A.</b> Route Inspection Fee: (This fee is not refundable)	
To 3kms	\$100.00 <b>(NO GST)</b>
3kms to 10kms	\$190.00 <b>(NO GST)</b>
Over 10kms	\$245.00 <b>(NO GST)</b>
<b>B.</b> Route Bond:	
Structures without Asbestos	\$5,000 <b>(NO GST)</b>
Structures with Asbestos	\$12,000 <b>(NO GST)</b>
<b>C.</b> Performance Bond	\$25,000 (Min ) <b>(NO GST)</b>

**BWAAPS/CONCURRENCE AGENCY ASSESSMENT & REFERRAL - BUILDING**

Siting Dispensation, Oversized Sheds Planning Scheme Overlay Assessment Shed Prior to a Dwelling	\$400.00 (Nil GST) – 2 overlays or less \$600.00 (Nil GST) – 3 overlays and over
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**CERTIFICATES AND SEARCHES**

	<b>AMOUNT</b>	<b>GST</b>	<b>TOTAL</b>
<b>Archive Retrieval fee</b> (first file)	\$100.00	Nil	\$100.00
+ Each Additional Files (per file)	\$35.00	Nil	\$35.00 each
<b>Note: ** &lt;Plus Photocopy Charges as Applicable (see below)&gt;</b>			
<b>Building Records Search</b>			
Residential Property(class 1a and Class 10a)	<b>\$195.00</b>	Nil	<b>\$195.00</b>
Commercial Property (Class 2 to Class 9)	<b>\$340.00</b>	Nil	<b>\$340.00</b>
<b>Certificate Searches</b>			
Replacement Copy of Certified Document (applicant to confirm one exists)	\$60.00	Nil	\$60.00
Certificate of Classification Search	\$135.00	Nil	\$135.00
Certificate of Occupancy/Final Inspection Certificate Search	\$135.00	Nil	\$135.00
As Constructed House Plumbing & Drainage Plan Search	\$30.00	Nil	\$30.00
Copy of Inspection Certificate - (request prior to issue of a final inspection certificate)	\$25.00	Nil	\$25.00

**MISCELLANEOUS –**

<b>Monthly Building Statistics</b>	\$150.00/Per Annum	Nil	\$150.00
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<b>SEWERAGE, SEPTIC AND PLUMBING</b>				
<b>Residential Sewerage/Septic – Dwelling House – Based on 5 fixtures</b> Lodgement & Assessment of Plumbing & drainage Works (Minimum 5 fixtures) + Each Additional fixture (Over 5 Fixtures) Per Fixture Drainage Inspection Fee and/or Plumbing Inspection Fee (per inspection) Each Additional Plumbing/Drainage inspection – (Works in insufficient state of readiness (any reason) On-site Sewerage Treatment – Lodgement & Assessment Extension of Relevant Period for Plumbing & Drainage Approvals (Maximum of 12 months)	<b>Assessment</b> \$220.00 \$55.00ea   \$455.00 \$150.00	<b>Inspections</b>  \$210.00ea \$210.00ea	<b>GST</b> Nil Nil Nil Nil Nil Nil	<b>TOTAL</b> \$220.00 \$55.00ea \$210.00ea \$210.00ea \$455.00 \$150.00
Replacement of Land Application Area Disconnection from Council Sewer Notifiable Works - Assess & Inspect		\$320.00 \$275.00 \$315.00	Nil Nil Nil	\$320.00 \$275.00 \$315.00
Existing Installation, per additional fixture (\$55 per fixture)	Minimum \$100.00		Nil	Minimum \$100.00
<b>Installation of Grease Trap</b> Assessment and Lodgement of application + 1 Inspection	\$245.00	\$210.00ea	Nil	\$455.00
Alteration/Relocation of Existing Plumbing & Drainage	As per Quote		Nil	As per Quote
<b>Commercial Sewerage/Septic – Other than Dwellings – Based on 5 Fixtures</b> Lodgement & Assessment of Plumbing & Drainage Works (Minimum 5 fixtures) Each Additional Fixture (Over 5 Fixtures) Per Fixture Drainage Inspection fee and/or Plumbing Inspection Fee (Per inspection) Each Additional Plumbing/Drainage inspection – (Works in insufficient state of readiness (any reason)	\$275.00 \$55.00ea	\$210.00ea \$210.00ea	Nil Nil Nil Nil	\$275.00 \$55.00ea \$210.00ea \$210.00ea
<b>Concurrence Agency Assessment &amp; Referral - P&amp;D</b> Additional bedrooms in a non-sewered area Build over Sewer/ Alterations to sewer (min 1 inspection)	\$420.00 \$750.00		Nil Nil	\$420.00 \$750.00
<b>Refunds (plumbing and drainage)</b>	<b>REFUND (Lodgement fees non-refundable)</b>			
Plumbing application cancelled prior to assessment of application	80% Assessment fee PLUS		100% Inspection Fees	
Plumbing application cancelled prior to issue of permit	Nil		100% Inspection fees ONLY	
Plumbing application cancelled after issue of permit and prior to first inspection	Nil		90% Inspection fees ONLY	

<p><b>CCRC Bank details</b></p> <p><b>BSB – 064 818</b></p> <p><b>Account No 000 000 13</b></p> <p><b>Trust Account details</b></p> <p><b>BSB – 064 818</b></p> <p><b>Account No 000 900 74</b></p>	<p><b>Refund Account details</b></p> <p><b>GL 1090009 0002 0017</b></p> <p><b>Tech 1 entries :</b></p> <p><b>1) Credit Note - \$</b></p> <p><b>2) Refund +\$</b></p>
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