



## PLANNING SERVICES - BUILDING SECTION

### SCHEDULE OF CHARGES AND FEES 2025/2026

**** 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	LODGMEN T FEE	TOTAL FEE	GST	TOTAL INCL. GST
New work:	Includes GST	Includes GST	NO GST			
Class 1(a) & Class 2 – area less than 200m²	\$375.00	4 @ \$225.00 = \$900.00	\$195.00	\$1341.11	\$115.89	\$1470.00
Class 1(a) & Class 2 – area more than 200m²	\$435.00	4 @ \$225.00 = \$900.00	\$195.00	\$1408.65	\$121.35	\$1530.00
Class 1(b)	\$505.00	4 @ \$225.00 = \$900.00	\$195.00	\$1472.29	127.71	\$1600.00
Class 10(a) – area less than 10m²	\$75.00	1 @ \$225.00	\$85.00	\$357.73	\$27.27	\$385.00
Class 10(a) – area up to 72m²	\$170.00	1 @ \$225.00	\$195.00	\$554/10	\$35.90	\$590.00
Class 10(a) – area up to 144m²	\$250.00	1 @ \$225.00	\$195.00	\$626.82	\$43.18	\$670.00
Class 10(a) – area greater than 144m²	\$360.00	1 @ \$225.00	\$195.00	\$726.82	\$753.18	\$780.00
Class 10(b) swimming pools & fencing - (Temporary &/or Final fence)	\$210.00	1 @ \$225.00	\$205.00	\$600.46	\$39.54	\$640.00
(Reinspection - per inspection)	\$170.00	\$225.00		\$154.55	\$15.45	\$170.00
				\$204.55	\$20.45	\$225.00
Class 10b Structures –						
●Billboards/signs, Fences over 2m, Satellite Dish and masts on ground.	\$170.00	1 @ \$225.00	\$195.00	\$554.10	\$35.90	\$590.00
●Free standing walls and retaining walls	\$165.00	2 @ \$225.00	\$195.00	\$758.65	\$56.35	\$815.00
PRIVATE CERTIFICATION						
Request to Change Existing Approval (Privately Certified permit)			\$95.00	\$95.00	0.00	\$95.00
Inspection on behalf of Private Certifier		\$225.00/hr (min 1 hour)				\$225.00 /hr
CERTIFICATES OF CLASSIFICATION						
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
FINAL CERTIFICATES (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
NOTE: Class 2-9 *** Minimum Floor area - 125m2/unit *** The maximum inspection fee - \$500 per inspection***						
Class 2 (Multiple Dwelling 3 units or more)	\$4.60 per m² (incl GST)	4 @ \$2.40 per m² (incl GST)		\$240.00 No GST		
Class 3						
Class 4 – see class 5, 6, 7, 8 & 9 to which class 4 is attached						
Class 5 & 6	\$4.60 per m² (incl GST)	4 @ \$2.40 per m² (incl GST)		\$240.00 No GST		
Class 7 FARM Shed	\$2.00 per m² (incl GST)	1 @ \$225.00 (incl GST)		\$240.00 No GST		
Class 7 & 8	\$4.60 per m² (incl GST)	4 @ \$2.40 per m² (incl GST)		\$240.00 No GST		
Class 9(a) & 9(c)	\$4.60 per m² (incl GST)	4 @ \$2.40 per m² (incl GST)		\$240.00 No GST		
Class 9(b) (One storey)	\$4.60 per m² (incl GST)	4 @ \$2.40 per m² (incl GST)		\$240.00 No GST		

ALTERATIONS/ADDITIONS TO A BUILDING OR STRUCTURE (Includes GST where applicable)					
	Assessment Fee Includes GST	Inspections Includes GST	Lodgement Fee NO GST	GST Applied	Total Incl GST
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	\$325.00	2 @ \$225.00 = \$450.00	\$195.00	\$70.91	\$970.00
Shop Fitout					<b>As determined by Director</b>
DEMOLITION OF A STRUCTURE					
Demolition of Structures	\$145.00	1 @ \$225.00	\$200.00	\$33.63	\$570.00
SWIMMING POOLS					
Copy of Swimming Pool Register					As determined by Director
Swimming Pool Legislation – Compliance Inspection on Pool Fence		\$260.00		Nil	\$260.00
Re-Inspection of Non Compliance		\$225.00		\$20.45	\$225.00
Certificate of Compliance (Form 23 – State Government Fee)		\$45.76		Nil	\$45.76
Pool Safety Standard Exemption					As determined by Director
BUILDING OTHER					
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)			\$165.00.(GST Nil)		
Additional Fee Per Set of Plans for Signature and Stamping			\$35.00 (GST Nil)		
Change to approved plans/ documents Residential Commercial			Minor \$110.00    Major \$210.00 Minor \$210.00    Major: 50% of original assessment		
Fast Tracking Development Proposal			50% Above Normal Fee		
Temporary Accommodation (Caravan with Council Permission – Letter) <b>Per Council Policy</b>			\$450.00 (GST Nil)		
REFUNDS (Building)			REFUND (Lodgement fees non-refundable)		
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
INSPECTIONS					
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		

RELOCATION OF BUILDINGS (Includes GST where applicable)	
<b>A.</b> Route Inspection Fee: (This fee is not refundable) To 3kms 3kms to 10kms Over 10kms	 <div>\$110.00 <b>(NO GST)</b></div> <div>\$205.00 <b>(NO GST)</b></div> <div>\$225.00 <b>(NO GST)</b></div>
<b>B.</b> Route Bond: Structures without Asbestos Structures with Asbestos	 <div>\$5,000 <b>(NO GST)</b></div> <div>\$12,000 <b>(NO GST)</b></div>
<b>C.</b> Performance Bond	<div>\$25,000 (Min ) <b>(NO GST)</b></div>

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

## CERTIFICATES AND SEARCHES

<b>Archive Retrieval fee</b> (first file) + Each Additional Files (per file) <b>Note: ** &lt;Plus Photocopy Charges as Applicable (see below)&gt;</b>	<b>AMOUNT</b> \$110.00 \$40.00	<b>GST</b> Nil Nil	<b>TOTAL</b> \$105.00 \$40.00 each
<b>Building Records Search</b> Residential Property(class 1a and Class 10a) Commercial Property (Class 2 to Class 9)	<b>\$210.00</b> <b>\$365.00</b>	Nil Nil	<b>\$210.00</b> <b>\$365.00</b>
<b>Certificate Searches</b> Replacement Copy of Certified Document (applicant to confirm one exists) Certificate of Classification Search Certificate of Occupancy/Final Inspection Certificate Search As Constructed House Plumbing & Drainage Plan Search	\$70.00 \$145.00 \$145.00 \$35.00	Nil Nil Nil Nil	\$70.00 \$145.00 \$145.00 \$35.00
Copy of Inspection Certificate - (request prior to issue of a final inspection certificate)	\$35.00	Nil	\$35.00

<b>MISCELLANEOUS –</b>	
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<b>Monthly Building Statistics</b>	\$165.00/Per Annum	Nil	\$165.00
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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> \$235.00 \$65.00ea  \$490.00 \$165.00	<b>Inspections</b>  \$225.00ea \$225.00ea	<b>GST</b> Nil Nil Nil Nil Nil Nil	<b>TOTAL</b> \$235.00 \$65.00ea \$225.00ea \$225.00ea \$490.00 \$165.00
Replacement of Land Application Area Disconnection from Council Sewer Notifiable Works - Assess & Inspect		\$350.00 \$300.00 \$340.00	Nil Nil Nil	\$350.00 \$300.00 \$340.00
Existing Installation, per additional fixture (\$65 per fixture)	Minimum \$100.00		Nil	Minimum \$100.00
<b>Installation of Grease Trap</b> Assessment and Lodgement of application + 1 Inspection	\$260.00	\$225.00ea	Nil	\$485.00
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)	\$300.00 \$65.00ea	 \$225.00ea \$225.00ea	Nil Nil Nil Nil	\$300.00 \$65.00ea \$225.00ea \$225.00ea
<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)	\$455.00 \$810.00		Nil Nil	\$455.00 \$810.00
<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	

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