

Building Fees and Charges – 1 July 2024 – 30 June 2025



Yarriambiack
SHIRE COUNCIL

Permit applications and other charges

Please note all building permit applications over \$10,000 will incur a state government levy of 0.128% the value of works which is to be paid directly to the Victorian Building Authority.

Type of Application	Fee for Permit Application
Dwellings	
Value of works: up to \$250,000	\$1,930.00
Value of works: \$250,001 to \$500,000	\$2,500.00
Value of works: \$500,001 and above	\$value/160
Re-erection of dwellings – security deposit	\$5,500.00
Alterations, additions and Class 10a buildings (sheds, garages, carports)	
Value of works: up to \$5,000	\$435.00
Value of works: \$5,001 to \$10,000	\$670.00
Value of works: \$10,001 to \$20,000	\$880.00
Value of works: \$20,001 to \$50,000	\$1,140.00
Value of works: \$50,001 to \$100,000	\$1,465.00
Value of works: \$100,001 to \$250,000	\$1,930.00
Value of works: \$250,001 to \$500,000	\$2,500.00
Value of works: \$500,001 and above	\$value/160
Commercial building works	
Value of works: up to \$10,000	\$670.00
Value of works: \$10,001 to \$20,000	\$840.00
Value of works: \$20,001 to \$100,000	\$1,640.00
Value of works: \$100,001 to \$250,000	\$value x 0.44% + \$2180
Value of works: \$250,001 to \$500,000	\$value x 0.25% + \$3170
Value of works: \$500,001+	\$value x 0.25% + \$3800
Miscellaneous items	
Fence – building permit	\$410.00
Recladding – building permit	\$315.00
Restumping (works must be performed by a Registered Builder) – building permit	\$420.00
Construction of a swimming pool (above ground) and fence	\$500.00
Construction of a swimming pool (in ground) and fence	\$970.00
Demolitions or removals: up to \$10,000	\$670.00
Demolitions or removals \$10,001+	\$840.00



Private building surveyor lodgment fees	\$134.40
Places of Public Entertainment Occupancy Permit	\$605
Siting Only	\$370
Essential Safety Measures Audit	\$258
Logbooks and prepare plans	\$103 per hour
Occupancy Permit (no current one) or Determinations	\$525
Occupancy Permit and Determinations (combined)	\$685
Request for information	
Regulation 51(1): details of any permit/final certificate, determinations, any current orders or notices.	\$52.10
Regulation 51(2): areas liable to flooding, termites, bushfire attack levels (BAL), snowfall, designated land and/or works	\$52.10
Regulation 51(3): mandatory notification stages and inspection dates.	\$52.10
File retrieval/search (e.g., permit history, building / occupancy permit / plans) each	\$85.00
Inspections	
Additional mandatory inspections - per hour (including inspections undertaken for private building surveyors)	\$180.00
Contract inspection - foundations, reinforcement & finals (including inspections undertaken for private building surveyors)	\$350.00
Contract inspection - frame (including inspections undertaken for private building surveyors)	\$350.00
Report & Consent (as per the Building Regulations 2018)	
Regulation 73 - Maximum street setback	\$320.20
Regulation 74 - Minimum street setback	\$320.20
Regulation 75 - Building height	\$320.20
Regulation 76 - Site coverage	\$320.20
Regulation 77 - Permeability	\$320.20
Regulation 78 - Car parking	\$320.20
Regulation 79 - Side or rear boundary setbacks	\$320.20
Regulation 80 - Walls and carports on boundaries	\$320.20
Regulation 81 - Daylight to existing habitable room windows	\$320.20
Regulation 82 - Solar access to existing north-facing habitable room windows	\$320.20
Regulation 83 - Overshadowing of recreational private open space	\$320.20
Regulation 84 – Overlooking	\$320.20
Regulation 85 - Daylight to habitable room windows	\$320.20
Regulation 86 - Private open space	\$320.20
Regulation 87 - Siting of Class 10a buildings	\$320.20
Regulation 89 - Front fence height	\$320.20
Regulation 90 - Fence setbacks from side and rear boundaries	\$320.20
Regulation 91 - Fences on within 150 mm of side or rear bound	\$320.20
Regulation 92 - Fences on intersecting street alignments	\$320.20
Regulation 94 - Fences and daylight to habitable room windows in existing dwelling	\$320.20
Regulation 95 - Fences and solar access to existing north-facing habitable room windows	\$320.20
Regulation 96 - Fences and overshadowing of recreational private open space	\$320.20
Regulation 97 - A mast, pole, aerial, antenna, chimney flue pipe or other service pipe	\$320.20



Regulation 109 - Projections beyond the street alignment	\$320.20
Regulation 116 - Protection of the Public	\$325.00
Regulation 130 - Building over an easement	\$320.20
Regulation 132 - Installation or alteration of a septic tank system, or construction of a building over an existing septic tank system	\$320.20
Regulation 133 - Legal Point of Discharge	\$159.50
Regulation 134 - Buildings above or below certain public facilities	\$320.20
Regulation 153 - Building in areas liable to flooding	\$320.20
Regulation 154 - Construction on designated land or designated works	\$320.20
Section 29A - Application for building permit for demolition	\$93.90
Swimming pool and spa registration	
Registration fee per swimming pool or spa	\$35.10
Information search fee per swimming pool or spa	\$52.10
Lodging a certificate of barrier compliance per swimming pool or spa	\$22.50
Lodging a certificate of barrier non-compliance per swimming pool or spa	\$424.60
Permit amendments, extensions and withdrawals	
Amended Building Permit - minor alterations	\$190.00
Amended Building Permit - major alterations	\$260.00
Time extension - Building Permit - first request	\$195.00
Time extension - Building Permit - second request	\$390.00
Time extension - Building Permit - third request	\$585.00
Withdrawn application – permit lodged, not yet assessed	90% of fee to be returned
Withdrawn application – permit assessed, not yet issued	20% of fee paid to be returned
Permit cancellation – after permit issued	Nil to be returned
Permit cancellation - after permit expired	Nil to be returned