



Permit applications and other charges

Yarriambiack
SHIRE COUNCIL

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 \$1 to \$200,000	\$1,740.00
Value of works \$200,001 to \$250,000	\$2,035.00
Value of works \$250,001 to \$350,000	\$2,325.00
Value of works \$350,001 and above	\$2,790.00
Re-Erection of Dwellings – Security Deposit	\$5,600.00
Alterations, additions and Class 10a buildings (sheds, garages, carports)	
Building Works – Minor \$0 - \$5,000	\$415.00
Building Works - \$5,001 to \$10,000	\$640.00
Building Works - \$10,001 to \$20,000	\$840.00
Building Works - \$20,001 to \$50,000	\$1,085.00
Building Works - \$50,001 to \$100,000	\$1,395.00
Building Works - \$100,001 to \$250,000	\$1,840.00
Building Works - \$250,001+	\$value/125
Commercial building works	
Commercial \$0 to \$10,000	\$640.00
Commercial \$10,001 to \$20,000	\$800.00
Commercial \$20,001 to \$100,000	\$1,560.00
Commercial \$100,001 to \$250,000	\$value x 0.44% + \$2050
Commercial \$250,001 to \$500,000	\$value x 0.25% + \$2975
Commercial \$500,001+	\$value x 0.25% + \$3575
Miscellaneous items	
Building Lodgement Fee (where applicant has not used Council's online submission portal)	\$55
Fence – building permit	\$390.00
Recladding – building permit	\$300.00
Restumping (works must be performed by a Registered Builder) – building permit	\$400.00
Demolitions or Removals \$0 to \$10,000	\$640.00
Demolitions or Removals \$10,001+	\$840.00
Private building Surveyor Lodgment Fees	\$130.90
Regulation 51(1): details of any permit/final certificate, determinations, any current orders or notices.	\$50.70



Regulation 51(2): areas liable to flooding, termites, bushfire attack levels (BAL), snowfall, designated land and/or works	\$50.70
Regulation 51(3): mandatory notification stages and inspection dates.	\$50.70
File retrieval/search (e.g., permit history, building / occupancy permit / plans) each	\$80
Request for search of Building Permit Plans	\$75
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
Inspections	
Additional Inspections	\$170.00
Contract Inspection – Foundations, Reinforcement & Finals	\$215.00
Contract Inspection – Frame	\$320.00
Report & Consent (as per the Building Regulations 2018)	
Regulation 73 - Maximum street setback	\$311.80
Regulation 74 - Minimum street setback	\$311.80
Regulation 75 - Building height	\$311.80
Regulation 76 - Site coverage	\$311.80
Regulation 77 - Permeability	\$311.80
Regulation 78 - Car parking	\$311.80
Regulation 79 - Side or rear boundary setbacks	\$311.80
Regulation 80 - Walls and carports on boundaries	\$311.80
Regulation 81 - Daylight to existing habitable room windows	\$311.80
Regulation 82 - Solar access to existing north-facing habitable room windows	\$311.80
Regulation 83 - Overshadowing of recreational private open space	\$311.80
Regulation 84 – Overlooking	\$311.80
Regulation 85 - Daylight to habitable room windows	\$311.80
Regulation 86 - Private open space	\$311.80
Regulation 87 - Siting of Class 10a buildings	\$311.80
Regulation 89 - Front fence height	\$311.80
Regulation 90 - Fence setbacks from side and rear boundaries	\$311.80
Regulation 91 - Fences on within 150 mm of side or rear bound	\$311.80
Regulation 92 - Fences on intersecting street alignments	\$311.80
Regulation 94 - Fences and daylight to habitable room windows in existing dwelling	\$311.80
Regulation 95 - Fences and solar access to existing north-facing habitable room windows	\$311.80
Regulation 96 - Fences and overshadowing of recreational private open space	\$311.80



Regulation 97 - A mast, pole, aerial, antenna, chimney flue pipe or other service pipe	\$311.80
Regulation 109 - Projections beyond the street alignment	\$311.80
Regulation 116 - Protection of the Public	\$316.40
Regulation 130 - Building over an easement	\$311.80
Regulation 132 - Installation or alteration of a septic tank system, or construction of a building over an existing septic tank system	\$311.80
Regulation 133 - Legal Point of Discharge	\$155.30
Regulation 134 - Buildings above or below certain public facilities	\$311.80
Regulation 153 - Building in areas liable to flooding	\$311.80
Regulation 154 - Construction on designated land or designated works	\$311.80
Section 29A - Application for building permit for demolition	\$91.40
Swimming pool and spa registration	
Registration fee per swimming pool or spa	\$34.20
Information search fee per swimming pool or spa	\$50.70
Lodging a certificate of barrier compliance per swimming pool or spa	\$21.90
Lodging a certificate of barrier non-compliance per swimming pool or spa	\$413.40
Swimming pool and spa barrier inspection per application	\$364.00
Follow up swimming pool and spa barrier inspections per application	\$182.00
Permit amendments, extensions and withdrawals	
Amended Building Permit - minor alterations	\$180.00
Amended Building Permit - major alterations	\$240.00
Time extension - Building Permit - first request	\$180.00
Time extension - Building Permit - second request	\$360.00
Time extension - Building Permit - third request	\$540.00
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