



Building Department Schedule of fees

Effective 1 July 2023

Asset Protection Fee

Application type	Application fee (per application)
Works between \$10,001 and \$100,000	\$339.60
Works between \$100,001 and \$500,000	\$445.70
Works between \$500,001 and \$1,000,000	\$657.90
Works \$1,000,000+	\$1,273.30

Siting Approval for Prescribed Temporary Structures

Application type	Application fee (per structure)
Siting Approval for Prescribed Temporary Structures	\$543.80
Late fee (lodged within 2 weeks of event start date)	\$272.00
Additional Inspections during normal office hours (per hour)	\$157.80
Additional Inspections prior or after normal office hours, over the weekend and during public holidays (per hour)	\$315.90

Note

Each application includes two inspections (one hour each) during normal office hours. This is sufficient for the majority of applications.

Siting approvals are issued when there is no broader POPE for the event.

Occupancy Permit for Places of Public Entertainment (POPE)

Application type	Application Fee	Late Fee
500m ² to 5000m ² (incl. maximum 5 structures and 2 hours of inspections)	\$1,631.40	\$815.70 (lodged within 2 weeks of event start date)
5001m ² to 15,000m ² (incl. maximum 20 structures and 6 hours of inspections)	\$2,719.00	\$1,359.50 (lodged within 4 weeks of event start date)
15,001m ² to 25,000m ² (incl. maximum 30 structures and 8 hours of inspections)	\$4,350.30	\$2,175.20 (lodged within 6 weeks of event start date)
25,001m ² + (incl. maximum 50 structures and 12 hours of inspections)	\$6,552.50	\$3,279.00 (lodged within 8 weeks of event start date)
Additional structures over limit	\$180.00	N/A
Additional Inspections (per hour)	\$157.80	N/A
Additional Inspections after or before normal office hours, over the weekend and during public holidays (per hour)	\$315.90	N/A
Variation to Occupancy Permit	Due to a variation of work load that can result from these requests, it is necessary to assess variations on an individual basis.	N/A

Note

Where prescribed temporary structures are used, the siting approval for these structures will be incorporated into the POPE.

Any additional access consulting or structural engineering service fees will be recouped on a cost basis.

Report and Consent

Regulation	Matter to be reported on:	Fees
116	Public Protection	\$316.40
130	Building Over Easement	\$311.80
36	Road/Building Encroachment	\$311.80
73(2)	Maximum setback from a street alignment	\$311.80
74(4)	Minimum setback from a street alignment	\$311.80

Regulation	Matter to be reported on:	Fees
75(4)	Building height	\$311.80
76(4)	Site coverage over 60%	\$311.80
77(3)	Permeability - Impermeable surfaces covering more than 80% of an allotment area	\$311.80
78(6)	Minimum car parking spaces on the allotment	\$311.80
79(6)	Side or rear boundary setbacks	\$311.80
80(6)	Walls or carports over the allowable height on the boundary (average and max. height)	\$311.80
80(6)	Walls or carports over the allowable length on the boundary	\$311.80
81(6)	Daylight to existing habitable room window	\$311.80
82(5)	Solar access to exist north facing windows	\$311.80
83(3)	Overshadowing of recreational private open space	\$311.80
84(9)	Overlooking	\$311.80
85(3)	Daylight to habitable room window	\$311.80
86(3)	Private Open Space	\$311.80
87(2)	Siting of appurtenant Class 10a buildings	\$311.80
89(3)	Front fence height	\$311.80
90(2)	Fence setback on side or rear boundary	\$311.80
91(5)	Length or height of side or rear boundary fence	\$311.80
92(2)	Fence within 9m of street intersection	\$311.80
94(6)	Fence setback daylight to existing habitable room window	\$311.80
95(3)	Fence setback solar access to exist north facing windows	\$311.80
96(3)	Fence design that overshadows of recreational private open space	\$311.80
97(2)	Mast, poles etc. exceeding height limits	\$311.80
99, 100, 101	Architectural Features	\$311.80

Regulation	Matter to be reported on:	Fees
102	Windows and Balconies	\$311.80
103	Verandahs	\$311.80
104	Sunblinds and Awnings	\$311.80
105	Service Pipes and rainwater heads	\$311.80
106	Window Shutters	\$311.80
107	Signs	\$311.80
108	Service Cabinet Doors	\$311.80
134	Buildings above or below certain public facilities	\$311.80
153	Flood Areas	\$311.80
154	Designated land or works	\$311.80

Swimming Pool/Spa Registration

Type of Lodgment	Fees
Swimming Pool/Spa registration fee for pools/spas constructed before Nov 2020	\$85.50
Swimming Pool/Spa registration fee for pools/spas constructed after Nov 2020	\$34.80
Lodging a certificate of barrier compliance	\$21.90
Lodging a certificate of barrier non-compliance	\$413.40

Site Services Permit types, fees and conditions

Hoardings and overhead protective measures

Hoardings and overhead protective measures must be used for protection only. Storage of materials etc. is not permitted, otherwise rental rates will apply.

Hoardings

Use	Application fee	Inspection fee	Space occupation fee
Hoardings / temporary fencing	\$186.30	\$80.00 per hour (minimum of 2 hours)	\$2.30/m ² per day or part thereof

Gantry or coverways

Use	Application fee	Space occupation fee
Temporary Protective Structure	\$186.30	\$2.30/m ² per day or part thereof
Gantry with site shed	\$186.30	\$4.60/m ² per day or part thereof
Temporary Protective Structure Amendment	\$186.30	\$2.30/m ² per day or part thereof

Space occupation

Use	Application fee	Space occupation fee
Space Occupancy Rental Charge	\$113.90	\$2.30 per m ² /day
Space Occupancy Amendment/Extension Application fee	\$53.90 (per application)	\$2.30 per m ² /day

Notes:

1. Lane closures include occupation of a metered parking bay.
2. Fees will be charged in addition to any relevant rental fee for area occupied.

Construction Management Plans

Use	Application fee	Amendment Fee
Construction Management Plan (under 3 storeys) + 1 hour pre-app meeting	\$502.00 (per application)	\$251.00 (per application)
Construction Management Plan (3 - 9 storeys) + 1 hour pre-app meeting	\$998.80 (per application)	\$499.40 (per application)
Construction Management Plan (10+ storeys) + 1 hour pre-app meeting	\$2,002.80 (per application)	\$1,001.40 (per application)

Construction zones and hoisting zones

Applications must be submitted 35 days prior to the required installation date.

Permits are issued for a minimum period of 6 months, extensions may be granted for a minimum period of 3 months.

Approvals and extensions are not automatic.

Applicants may be subject to loss of revenue charges where parking changes result in meters being removed.

Machines and vehicles, such as concrete pumps and cranes, located within the construction zone require additional space permits.

Use	Application Fee	Rental Charge
Temporary parking of construction, tradesman or material delivery vehicles adjacent to site	\$168.80	
Construction zone set up and reinstatement	\$3,080.00	N/A
Construction Permit Zone	\$168.80	\$2.30 (per m2/day)
Construction Permit Zone Amendment	\$168.80	\$2.30 (per m2/day)

Skip Bins

Use	Application Fee	Permit Fee
Skips, bins and containers	\$93	\$93.00 per bin per day
Skip Out of Hours	\$186	
Skip Out of Hours Extension	\$93	

Out of hours permits

Use	Application fee	Space occupation fee
Out of Hours on Private Land	\$55.90	\$73.00 per day ³
Out of Hours Amendment/Extension	\$55.90	\$73.00 per day ³
Space Occupancy/Out of Hours rental charge	N/A	\$4.60 per m2/day

Notes:

1. Lane closures include occupation of a metered parking bay.
2. Fees will be charged in addition to any relevant rental fee for area occupied.
3. Applications for multiple days are limited to one month.

Deposits and bonds

Council may require a deposit or bond where damage to Council's assets could occur, regardless of whether a permit is required.

For details on the requirement, lodgement, use and return of bonds, please refer to *Council's Requirements in relation to Bonds or Bank Guarantees for Construction Sites Factsheet*.

Building Permit fees

Application type	Application fee (per application)
Dual occupancy – Owner Builder	\$2,823.70
Dwellings – Double Storey (Builder >10 Permits/annum)	\$1,955.00
Dwellings – Double Storey (Owner Builder)	\$2,728.20
Dwellings – Double Storey (Builder 1-10 Permits/annum)	\$2,309.80
Three unit development – Owner Builder	\$4,025.60
Four unit development – Owner Builder	\$5,126.10
Addition/Alteration (>35m ² or 2 storey)	\$2,331.40
Addition/Alteration (<35m ²)	\$2,099.80
Brick garages	\$1,426.40
Garages, carports & verandas – Owner Builder	\$1,013.70
Enclosed verandahs – Owner Builder	\$1,267.10
Swimming Pool – Owner Builder	\$1,520.60
Signs – Owner Builder	\$1,086.10
Demolition commercial – per storey	\$1,708.70
Demolition of dwelling	\$1,411.90
Variations to Permit without computations	\$147.80
Dwellings – Single Storey (Builder >10 Permits/annum)	\$1,390.20
Dwellings – Single Storey (Builder 1-10 Permits/annum)	\$1,679.90
Dwellings – Single Storey (Owner Builder)	\$1,737.70
Dual occupancy – Builder	\$1,969.40
Three unit development – Builder	\$3,035.20
Four unit development – Builder	\$3,822.90
Addition/Alteration (>35m ² or 2 storey - Builder)	\$1,453.90
Addition/Alteration (>35m ² or 2 storey – Owner Builder)	\$1,708.70
Addition/Alteration (<35m ² – Owner Builder)	\$1656.70

Addition/Alteration (<35m ² – Builder)	\$1,413.30
Garages (Brick)	\$1,100.60
Garages, Carports & Verandahs – Builder	\$753.10
Enclosed Verandahs – Builder	\$811.00
Fences	\$753.10
Swimming Pool – Builder	\$1,042.70
Signs – Builder	\$753.10
Ministry of Housing Granny Flats	\$1,100.60
Reblocking/Underpinning	\$984.70
Bungalows	\$1,100.60
Demolition: Dwelling Outbuilding	\$921.10
Variation to Permit with computations	\$193.60
Building Inspections (Outside Normal Hours)	\$466.90
Building Inspections (Monday - Friday)	\$168.00
Compliance for Illegal Buildings	\$1,506.10
Inspections on Lapsed Permits	\$168.00
Extension of time for Permits	\$118.20
Building Appeals Reports	\$330.20