

BUILDING SCHEDULE OF FEES ^{v1}

EFFECTIVE 1 JULY 2025 THROUGH 30 JUNE 2026

After 01 July 2025, please refer to www.centralgoldfields.vic.gov.au for updated fee schedule.



APPLICATIONS FOR A BUILDING PERMIT OR TO AMEND A BUILDING PERMIT

Class 1 - Dwelling (New Building, Domestic Building, Alterations, and Extensions)	
VALUE OF WORKS	FEE TOTAL
Up to \$5,000	\$610
\$5,001 up to \$40,000	\$1,270
\$40,001 up to \$80,000	\$1,670
\$80,001 up to \$100,000	\$2,070
\$100,001 up to \$200,000	\$2,255
\$200,001 up to \$400,000	\$3,390
\$400,001 up to \$600,000	\$5,090
\$600,001 up to \$800,000	\$6,780
\$800,000 +	\$8,475
Restump/Reblock Building Permit	\$1,050
Class 1 – Pergolas and Verandahs Class 10A – Buildings (Sheds, Pool Fences & Retaining Walls)	
VALUE OF WORKS	FEE TOTAL
Up to \$5,000	\$610
\$5,001 up to \$10,000	\$720
\$10,001 up to \$20,000	\$845
\$20,001 +	\$1,270

Class 2-9 Construction and Demolition and Change of Use (Price on Application)	
Owner Builder – AIBS Formula will apply	
Registered Builder – AIBS Formula will apply	
Demolition – AIBS Formula will apply	
Change of Use Class 1 and 10	
Change of Use	\$682
Changes to an Existing or Expired Building Permit	
FEE TYPE	FEE TOTAL
Extension of Time	\$475
Minor Amendment	\$250
Major Amendment	\$630
Renewal of Expired Permit	\$685
Demolition	
FEE TYPE	FEE TOTAL
Class 1 Demolition	\$1,050
Class 10 Demolition	\$630

OTHER BUILDING NON-STATUTORY APPLICATIONS ¹

Non Statutory Building Fees			
LEDGER	FEE TYPE	NOTE	FEE TOTAL
51211.02	Building Inspection	Per Inspection	\$315
51211.05	ESM Report	Per Report	\$630
51211.05	POPES (Place of Public Occupation)	Per Application	\$650
51211.07	Alternative Performance Solutions	Per Application	\$630
51211.07	Archival File Retrieval ²	Per Retrieval – File Onsite	\$65
51211.07	Archival File Retrieval ²	Per Retrieval – File Offsite	\$200
51211.07	Illegal Building Works	Contact Building Department for Confirmation of Fee	1.5 x Building Fee
51211.07	Prescribed Temp Structures – Siting	Per Application	\$440
51211.07	Redline Report – Liquor Licence	Per Licence	\$490
12110.12	Title Search	Per Search	\$84

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BUILDING STATUTORY APPLICATIONS ³

Statutory Building Fees			
LEDGER	FEE TYPE	NOTE	FEE TOTAL
51211.03	Demolition Consent	Section 29A – for complete or partial demolition of a building	\$96.60
51211.03	Report and Consent	Part 5	\$461.40
51211.03	Report and Consent	Regulations 132(1), 134(2), 153(2) and Part 6 or 10	\$329.60
51211.03	Report and Consent – Legal Point of Discharge	Regulation 133(2)	\$238.20
51211.03	Property Information Request	Regulation 52(1) (2) (3) – fee per sub-regulation request	\$53.60
51211.06	Building Permit Lodgement Fee	Regulation 45 – for Private Surveyor Section 30 Lodgement	\$138.35
Pool and Spa Fees			
LEDGER	FEE TYPE	NOTE	FEE TOTAL
51211.09	Pool or Spa Registration – Pre 1 December 2019	For pools or spas built before 1 December 2019. The fee consists of a Registration fee of \$36.15 and an information search fee of \$53.60	\$89.75
51211.09	Pool or Spa Registration – Post 1 December 2019	For pools or spas built after 1 December 2019.	\$36.15
51211.10	Pool or spa Certificate of Barrier Compliance		\$23.20
51211.10	Pool or Spa Certificate of Barrier Non Compliance		\$437.00

Refunds: At its discretion, the Council may decide to wholly or partly rebate (refund) any fee, as outlined in the *Building Regulations 2018*. Contact Building Services for more information.

Fee Waivers: On application, Council can consider a request to waive or reduce the statutory building fee for the deliver of projects, activities or service that provides a community benefit, and which align with Council's policies, strategies, or activities. Contact Building Services for more information.

¹ Non-statutory are fees GST inclusive and are adopted by Council each year as part of the annual Council budget. Where a discrepancy occurs between the non-statutory fees listed in this schedule and the fees set out in Council's annual budget, the fees listed in Council's officially adopted budget shall be taken as correct.

² Archival retrieval is a non refundable fee and while every effort is made there is no guarantee documents can be located.

³ Statutory fees are GST free and are set by the State Government each year. Where a discrepancy occurs between the statutory fees listed in this schedule and the fees set out by the applicable Regulation, the regulated fee will apply.