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| **Planning and Subdivision Fees**  Planning and Environment (Fees) Regulations 2016 and Subdivision (Fees) Regulations 2016  **&**  **Council Charges for Planning Services**  **as per Council Adopted Budget 2021/2022** |

**Fees for applications for permits under Section 47 of the**

***Planning and Environment Act 1987* (Regulation 9)**

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| **Class** | **Type of application** | **Fee** |
| 1 | Use only | $1337.70  per use |
| 2 | To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 7 permit or a permit to subdivide or consolidate land) if the estimated cost of development is $10,000 or less | $202.90 |
| 3 | To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than $10,000 but not more than $100,000 | $638.80 |
| 4 | To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than $100,000 but not more than $500,000 | $1307.60 |
| 5 | To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than $500,000 but not more than $1,000,000 | $1412.80 |
| 6 | To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than $1,000,000 but not more than $2,000,000 | $1518.00 |
| 7 | VicSmart application if the estimated cost of development is $10,000 or less | $202.90 |
| 8 | VicSmart application if the estimated cost of development is more than $10,000 | $435.90 |
| 9 | VicSmart application to subdivide or consolidate land | $202.90 |
| 10 | VicSmart application (other than a class 7, class 8 or class 9 permit) | $202.90 |

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| **Class** | **Type of application** | **Fee** |
| 11 | To develop land (other than a class 2, class 3, class 7 or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is less than $100,000 | $1164.80 |
| 12 | To develop land (other than a class 4, class 5, or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than $100,000 and not more than $1,000,000 | $1570.60 |
| 13 | To develop land (other than a class 6 or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than $1,000,000 and not more than $5,000,000 | $3464.40 |
| 14 | To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than $5,000,000 and not more than $15,000,000 | $8830.10 |
| 15 | To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than $15,000,000 and not more than $50,000,000\* | $26,039.50 |
| 16 | To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than $50,000,000 | $58,526.80 |
| 17 | To subdivide an existing building (other than a class 9 permit) | $1337.70 |
| 18 | To subdivide land into 2 lots (other than a class 9 or class 16 permit) | $1337.70 |
| 19 | To effect a realignment of a common boundary between lots or consolidate 2 or more lots (other than a class 9 permit) | $1337.70 |
| 20 | Subdivide land (other than a class 9, class 16, class 17 or class 18 permit) | $1337.70  per 100 lots created |
| 21 | To:- a) create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or b) create or remove a right of way; or c) create, vary or remove an easement other than a right of way; or d) vary or remove a condition in the nature of an easement (other …than right of way) in a Crown grant. | $1337.70 |
| 22 | A permit not otherwise provided for in the regulation | $1337.70 |

**Fees for applications to amend permits under Section 72 of the**

***Planning and Environment Act 1987* (Regulation 11)**

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| **Class** | **Type of application** | **Fee** |
| 1 | Amendment to a permit to change the use of land allowed by the permit or allow a new use of land | $1337.70  per use |
| 2 | Amendment to a permit (other than a permit to develop land for a single dwelling per lot or to use and develop land for a single dwelling per lot or to undertake development ancillary to the use of land for a single dwelling per lot) to change the statement of what the permit allows or to change any or all of the conditions which apply to the permit. | $1337.70 |
| 3 | Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, \* if the cost of any additional development permitted by the amendment is $10,000 or less | $202.90 |
| 4 | Amendment to a class 2, class 3, class 4, class 5 or class 6  permit, \* if the cost of any additional development permitted by the amendment is more than $10,000 but not more than $100,000 | $638.80 |
| 5 | Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, \* if the cost of any additional development permitted by the amendment is more than $100,00 but not more than $500,000 | $1307.60 |
| 6 | Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, \* if the cost of any additional development permitted by the amendment is more than $500,000 | $1412.80 |
| 7 | Amendment to a permit \* that is the subject of VicSmart application, if the estimated cost of the additional development is $10,000 or less | $202.90 |
| 8 | Amendment to a permit \* that is the subject of VicSmart application, if the estimated cost of the additional development is more than $10,000 | $435.90 |
| 9 | Amendment to a class 9 permit \* | $202.90 |
| 10 | Amendment to a class 10 permit \* | $202.90 |
| 11 | Amendment to a class 11, class 12, class 13, class 14, class 15 or class 16 permit \* if the estimated cost of the additional development to be permitted by the amendment is $100,000 or less | $1164.80 |
| 12 | Amendment to a class 12, class 13, class 14, class 15 or class 16 permit \* if the estimated cost of any additional development to be permitted by the amendment is more than $100,000 but not more than $1,000,000 | $1570.60 |
| 13 | Amendment to a class 11, class 12, class 13, class 14, class 15 or class 16 permit \* if the estimated cost of any additional development to be permitted by the amendment is more than $1,000,000 | $3464.40 |
| 14 | Amendment to a class 17 permit\* | $1337.70 |
| 15 | Amendment to a class 18 permit\* | $1337.70 |
| 16 | Amendment to a class 19 permit\* | $1337.70  per 100 lots created |

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| **Class** | **Type of application** | **Fee** |
| 17 | Amendment to a class 20 permit\* | $1337.70  per 100 lots created |
| 18 | Amendment to a class 21 permit\* | $1337.70 |
| 19 | Amendment to a class 22 permit\* | $1337.70 |
| \*Refer to page 1-2 to see the relevant Class of permit  **Other Fees** | | |
| **Reg.** | **Type of application** | **Fee** |
| 10 | For combined permit applications:  Sum of the highest of the fees which would have applied if separate applications were made and 50% of each of the other fees which would have applied if separate applications were made | |
| 12 | Amend an application for a permit or an application to amend a permit:   1. Under section 57A(3)(a) of the Act the fee to amend an application for a permit after notice is given is 40% of the application fee for that class of permit set out in the Table at regulation 9 2. Under section 57A(3)(a) of the Act the fee to amend an application to amend a permit after notice is given is 40% of the application fee for that class of permit set out in the Table at regulation 11 and any additional fee under c) below 3. If an application to amend an application for a permit or amend an application to amend a permit has the effect of changing the class of that permit to a new class, having a higher application fee set out in the Table to regulation 9, the applicant must pay an additional fee being the difference the original class of application and the amended class of permit | |
| N/A | Amend an application under Section 50 or 50A before notification | No fee |
| 13 | For combined applications amend permit:  The sum of the highest of the fees which would have applied if separate applications were made and 50% of each of the other fees which would have applied if separate applications were made | |
| 14 | For a combined permit and planning scheme amendment  Under section 96A(4)(a) of the Act:  The sum of the highest of the fees which would have applied if separate applications were made and 50% of each of the other fees which would have applied if separate applications were made | |
| 15 | For a certificate of compliance | $330.70 |

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| **Reg.** | **Type of application** | **Fee** |
| N/A | Drafting of Section 173 agreement Per Agreement | At Cost plus $350.00 |
| 16 | Amend or end a S173 agreement | $668.80 |
| 17 | For a planning certificate:   1. **$22.60** (1.5 fee units) for an application not made electronically 2. **$7.28** for an application made electronically | |
| 18 | Where a planning scheme specifies that a matter must be done to the satisfaction of a responsible authority, Minister, public authority or municipal council | $330.70 |
| N/A | Council to host subdivision application on SPEAR | Per application $590.00 |
| N/A | Discuss a project with a planner  (Pre-application meeting – verval advice) | $0.00 |
| N/A | Discuss a project with a planner (meeting and written advice) | Per application $255.00 |
| N/A | Pre-application meeting with a planner (pre-certification) | Per application $2,000.00 |

**Subdivision (Fees) Regulations 2016**

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| **Reg.** | **Subdivision (Fees) Regulations** | **Fee** |
| 6 | For certification of a plan of subdivision | $177.40 |
| 7 | Alteration of plan under section 10(2) of the Act | $112.70 |
| 8 | Amendment of certified plan under section 11(1) of the Act | $142.80 |
| 9 | Checking of engineering plans | Cap of 0.75% of works |
| 10 | Engineering plan prepared by Council | Cap of 3.5% of works |
| 11 | Supervision of works | Cap of 2.5% of works |
|  | Recovery of time spent checking civil work in planning document | Minimum $1000.00  Per Application |

**Other Council charges for Planning Services**

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| **Planning Permit extension of time** | **Fee** |
| All applications | $1390.00 |

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| **Secondary Consent applications** | **Fee** |
| Request for amendments to endorsed plans (Per Request) | $1390.00 |
| Requests for amendments to endorsed plan (landscape/fencing modifications) (Secondary Consent) | $305.00 per request |

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| **Public Notification** | | **Fee** |
| Per letter | | $20.50 |
| Site sign/s | | $260.00 |
| Signage and display service | For 1 sign | $225.00 |
| Each additional sign | $55.00 |
| Notice in local newspaper | At cost plus | $350.00 |

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| **General Enquiries** | | **Fee** | |
| Written request for Statutory Planning advice | | $220.00 | |
| View Planning permit, endorsed plans and officer report only |  | No fee | |
| Copy of a Planning permit, endorsed plans or officer report electronically (email, share file or USB) | Per application | $350.00 | |
| Requests to endorse plans or documents to a permit | For 1st request | $0.00 | |
| For 2nd and subsequent requests | | $225.00 |

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| **Request under Section 29A of *Building Act 1993*** | **Fee** |
| Statutory Planning Consent for Section 29A (Demolition) | $86.40 |

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| **Photocopying charges – per page** | **Fee** |
| A0 | $29.40 |
| A1 | $23.95 |
| A3 | $2.45 |
| A4 | $1.40 |