

Planning and Subdivision Fees

Planning and Environment (Fees) Regulations 2016 and Subdivision (Fees) Regulations 2016

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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)*

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

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)**

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

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: a) 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 b) 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 c) 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

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: a) \$22.60 (1.5 fee units) for an application not made electronically b) \$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 – verbal 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

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

Planning Permit extension of time	Fee
All applications	\$1390.00

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

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

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 1 st request	\$0.00
	For 2 nd and subsequent requests	\$225.00

Request under Section 29A of <i>Building Act 1993</i>	Fee
Statutory Planning Consent for Section 29A (Demolition)	\$86.40

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