

SUMMARY OF PLANNING AND SUBDIVISION FEES

Effective from 1 July 2023

APPLICATIONS FOR PERMITS AND APPLICATIONS TO AMEND PERMITS

Class of permit	Type of Application	Fee for Permit Application	Fee to Amend Permit
Class 1	Change or allow a new use of the land (per use)	\$1415.10	\$1415.10
AMENDMENT Class 2	Amendment to change the statement of what the permit allows; or change any or all conditions. (Other than a permit to develop land or use and develop land or undertake development ancillary to the use of land for a single dwelling per lot)	N/A	\$1415.10
Single dwelling To develop land, or to use and develop land for a single dwelling per lot, or to undertake development ancillary to the use of the land for a single dwelling per lot if the estimated cost of the development is:			
Class 2	Up to \$10,000 (amendment refers to Classes - 2; 3; 4; 5 & 6)	\$214.70	\$214.70
Class 3	\$10,001 to \$100,000 (amendment refers to Classes - 2; 3; 4; 5 & 6)	\$675.80	\$675.80
Class 4	\$100,001 to \$500,000 (amendment refers to Classes - 2; 3; 4; 5 & 6)	\$1383.30	\$1383.30
Class 5	\$500,001 to \$1M (amendment refers to Classes - 2; 3; 4; 5 & 6)	\$1494.60	\$1494.60
Class 6	\$1M to \$2M (amendment refers to Classes - 2; 3; 4; 5 & 6)	\$1605.90	\$1494.60
VicSmart A permit that is the subject of a VicSmart application if the estimated cost of the development is:			
Class 7	Up to \$10,000	\$214.70	\$214.70
Class 8	More than \$10,000	\$461.10	\$461.10
Class 9	VicSmart application to subdivide or consolidate land	\$214.70	\$214.70
Class 10	Any other VicSmart application	\$214.70	\$214.70
Other Development To develop land if the estimated cost of the development is:			
Class 11	Up to \$100,000	\$1232.30	\$1232.30
Class 12	\$100,001 to \$1M	\$1661.60	\$1661.60
Class 13	\$1M to \$5M	\$3665.00	\$3665.00
Class 14	\$5M to \$15M	\$9341.30	\$3665.00
Class 15	\$15M to \$50M	\$27,546.80	\$3665.00
Class 16	More than \$50M	\$61,914.60	\$3665.00

Subdivision			
Class 17	Subdivide an existing building	\$1415.10	\$1415.10
Class 18	Subdivide land into 2 lots	\$1415.10	\$1415.10
Class 19	Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	\$1415.10	\$1415.10
Class 20	To subdivide land (<i>per 100 lots created</i>)	\$1415.10	\$1415.10
Class 21	To create, vary or remove a restriction within the meaning of the <i>Subdivision Act 1988</i> ; or To create or move a right of way; or To create, vary or remove an easement other than a right of way; or To vary or remove a condition in the nature of an easement (other than a right of way) in a Crown grant	\$1415.10	\$1415.10
Class 22	A permit not otherwise provided for in this Regulation, including a reduction in car parking requirements	\$1415.10	\$1415.10

SUBDIVISION CERTIFICATION

Regulation	Purpose	Fee
6	Certification of a plan of subdivision	\$187.60
7	Alteration of plan under section 10(2) of the Act	\$119.30
8	Amendment of certified plan under section 11 (1) of the Act	\$151.10

PERMIT APPLICATIONS FOR MORE THAN ONE CLASS

Type of Application - Regulations 10 & 13 & 14	Fee
(1) An application for more than one class of permit set out in the above table:	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.
(2) An application to amend a permit in more than one class set out in the above table:	

AMENDING AN APPLICATION AFTER NOTICE HAS BEEN GIVEN

Type of Application - Regulation 12	Fee
(1) Section 50 or 50A - Request to amend an application for permit before notice has been given.	No Fee
(2) Section 57A – Request to amend an application for permit after notice has been given; or	**40% of the application fee for that class of permit or amendment to permit**; and where the class of application is changing to a new class of higher application fee, the difference between the fee for the application to be amended and the fee for the new class.
(3) Section 57A – Request to amend an application for an amendment to a permit after notice has been given:	

***This fee may be reduced at the discretion of the City, pursuant to Regulation 20 of the Planning & Environment (Fees) Regulations 2016, unless the amendment involves further significant processing of the application, such as the giving of notice.*

OTHER MATTERS

Type of Application – Regulations 15 & 16 & 17 & 18		Fee
Certificate of Compliance under Section 97N (Reg 15)		\$349.80
Drafting of Section 173 agreement – Per Agreement (At Cost plus Administration)		\$350.00
Amend or end a Section 173 agreement (Reg 16)		\$707.60
For Planning Certificate: (Reg 17)		
a) \$23.90 (1.5 fee units) for an application not made electronically		
b) \$7.82 for an application made electronically		
Satisfaction matters that must be done by the Responsible Authority; Minster; Public Authority or Municipal Council (Reg 18)		\$349.80
Council to Host subdivision application on SPEAR - (Per Application)		\$624.00
Non-Statutory fees		Fee
Extension of time to a planning permit:	1 st request	\$1475.00
	2 nd request	\$ 2050.00
	3 rd request	\$ 2950.00
Secondary consent	Per request	\$1475.00
Secondary consent (landscaping/fencing modifications - ONLY)		\$323.00 (per request)
Condition 1 plans (2 nd and subsequent requests)	1 st request	\$0.00
	2 nd request	\$239.00
Request for site inspection for Statement of Compliance (landscaping inspection) (2 nd and subsequent requests)	1 st request	\$0.00
	2 nd request	\$239.00
Advertising notices - per letter		\$22.00
Advertising on-site notice - erected and removed by Contactor		\$239.00
Advertising on-site notice – each additional notice by Contactor		\$59.00
Advertising on-site notice - by Applicant		\$276.00
Redaction/Removal of Personal Information from the Application Documentation		\$266.00
Notice in Paper (Newspaper cost plus Administration cost)		\$ 350.00
Planning information request – basic (written advice)		\$235.00 (per request)
Planning information request – detailed (Copies of Permit; Endorsed Plans & Officers Report)		\$370.00 (per request)
Pre-application meeting - Class: Bronze (Verbal advice)		\$0.00
Pre-application meeting - Class: Silver (meeting and written advice)		\$271.00 (per request)
Pre-application meeting - Class: Gold (meeting and pre-certification)		\$2117.00 (per request)
Statutory Planning Consent for Section 29A (Demolition)		\$91.40
Photocopying Chargers – per page: A0		\$31.20
Photocopying Chargers – per page: A1		\$25.40
Photocopying Chargers – per page: A3		\$2.60
Photocopying Chargers – per page: A4		\$1.55

COMBINED PERMIT APPLICATION AND PLANNING SCHEME AMENDMENT

The sum of the highest of the fees which would have applied if separate applications were made and 50% of the other fees which would have applied if separate applications were made.

Reference should be made to the Planning and Environment (Fees) Regulations 2016 and the Subdivision (Fees) Regulations 2016 to obtain the complete wording of individual fee regulations and other regulations (which include waiving and rebating provisions).

METROPOLITAN PLANNING LEVY

The metropolitan planning levy threshold is \$1,207,000.

The threshold is adjusted by the Consumer Price Index (CPI) on 1 July each year.

Last updated 1 July 2022