

# STATUTORY PLANNING FEES

Planning & Environment (Fees) Regulations 2016

Subdivision (Fees) Regulations 2016

(GST Exempt)



## APPLICATIONS FOR PERMITS AND APPLICATIONS TO AMEND PERMITS

**Please note:** Under Regulations 10 and 13 of the Planning and Environment (Fees) Regulations, statutory fees are cumulative. If your application falls into several categories, the highest fee and 50% of each of the other fees which would have applied if separate applications were made are payable.

<b>Class (Regulations 9 and 11)</b>	<b>Type of Application</b>	<b>Permit Application Fee</b>	<b>Fee to Amend Existing Permit</b>
Class 1	Use (includes change of use, liquor licence and car parking waiver)	\$1,318.10	\$1,318.10
Class 2	Amendment (other than a permit to develop land or use and develop land or to undertake development ancillary to the use of the land <b>for a single dwelling per lot</b> ) to change the statement of what the permit allows, or to change any or all of the conditions	N/A	\$1,318.10
<b>Single dwelling</b> To develop land or use and develop land and undertake development ancillary to the use of land <b>for a single dwelling per lot</b> included in the application, including the removal of trees (other than a VicSmart permit or a permit to subdivide or consolidate land) if the estimated cost of the development is:			
Class 2	\$10,000 or less	\$199.90	\$199.90
Class 3	\$10,001 to \$100,000	\$629.40	\$629.40
Class 4	\$100,001 to \$500,000	\$1,288.50	\$1,288.50
Class 5	\$500,001 to \$1M	\$1,392.10	\$1,392.10
Class 6	More than \$1M to not more than \$2M	\$1,495.80	\$1,392.10
<b>VicSmart</b> A permit that is the subject of a VicSmart application if the estimated cost of the development is:			
Class 7	\$10,000 or less	\$199.90	\$199.90
Class 8	More than \$10,000	\$429.50	\$429.50
Class 9	VicSmart application to subdivide or consolidate land	\$199.90	\$199.90
Class 10	VicSmart application (other than a class 7, class 8 or class 9 permit)	\$199.90	\$199.90
<b>Other Development</b> To develop land including commercial development, multi-dwellings, signs, removal of trees, etc ( <b>other than for a single dwelling per lot</b> or to subdivide or consolidate land) if the estimated cost of the development is:			
Class 11	\$100,000 or less	\$1,147.80	\$1,147.80
Class 12	\$100,001 to \$1M	\$1,547.70	\$1,547.70
Class 13	More than \$1M to \$5M	\$3,413.70	\$3,413.70
Class 14	More than \$5M to \$15M	\$8,700.90	\$3,413.70

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Class (Regulations 9 and 11)	Type of Application	Permit Application Fee	Fee to Amend Existing Permit
Class 15	More than \$15M to \$50M	\$25,658.30	\$3,413.70
Class 16	More than \$50M	\$57,670.10	\$3,413.70
<b>Subdivision</b>			
Class 17	Subdivide an existing building	\$1,318.10	\$1,318.10
Class 18	Subdivide land into 2 lots	\$1,318.10	\$1,318.10
Class 19	Realignment of a common boundary between lots or consolidate 2 or more lots	\$1,318.10	\$1,318.10
Class 20	To subdivide land (\$1,318.10) for each 100 lots created)	\$1,318.10	\$1,318.10
Class 21	To create, vary or remove a restriction within the meaning of the <i>Subdivision Act 1988</i> ; or To create or remove 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	\$1,318.10	\$1,318.10
<b>Other</b>			
Class 22	A permit not otherwise provided for in the regulation	\$1,318.10	\$1,318.10

## AMENDING AN APPLICATION AFTER NOTICE HAS BEEN GIVEN

Regulation	Type of Application	Fee
12	Section 57A - Amend an application for a permit or an application to amend a permit after notice has been given (prior to a decision being made)	<ul style="list-style-type: none"> <li>40% of the application fee for that class of permit or amendment to permit</li> <li>where the class of application changes resulting in a higher application fee, the difference between the original fee and the fee for the new class <b>also</b> applies</li> </ul>

## OTHER MATTERS

Regulation	Type of Application	Fee
15	Certificate of Compliance	\$325.80
16	Amend or end a Section 173 agreement	\$659.10
18	Satisfaction matters	\$325.80

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## SUBDIVISION CERTIFICATION

<i>Regulation</i>	<i>Purpose</i>	<i>Fee</i>
6	Certification of a plan of subdivision	<b>\$174.80</b>
7	Alteration of plan	<b>\$111.10</b>
8	Amendment of certified plan	<b>\$140.70</b>

## AMENDMENTS TO PLANNING SCHEME

<i>Stage</i>		<i>Fee</i>
1	a) Considering a request to amend a planning scheme; and b) taking action required by Division 1 of Part 3 of the Act; and c) considering any submissions which do not seek a change to the amendment; and d) if applicable, abandoning the amendment	<b>\$3,050.90</b>
2	a) Considering submissions which seek a change to an amendment and where necessary referring the submissions to a panel; b) providing assistance to a panel ; and c) making a submission to a panel; and d) considering the panel's report; and e) after considering submissions and the panel's report, abandoning the amendment: i) up to 10 submissions ii) 11 to 20 submissions iii) more than 20 submissions	<b>\$15,121.00</b> <b>\$30,212.40</b> <b>\$40,386.90</b>
3	a) Adopting the amendment or a part of the amendment; and b) submitting the amendment for approval by the Minister; and c) giving the notice of the approval of the amendment	<b>\$481.30</b>
4	a) Consideration by the Minister of a request to approve the amendment; and b) giving notice of approval of the amendment	<b>\$481.30</b>

The fees for stages 1, 2 and 3 are paid to the planning authority.

The fee for stage 4 is paid to the Minister.

## METROPOLITAN PLANNING LEVY

A Metropolitan Planning Levy (MPL) is payable to the State Revenue Office for all planning applications where the Cost of Development exceeds \$1,093,000 (threshold for 2020/2021). A copy of the certificate issued, once paid, is required to be submitted (if applicable) with your planning application. Please refer to the [State Revenue Office](#) website for further information.

# NON-STATUTORY PLANNING FEES

*Planning & Environment (Fees) Regulations 2017*  
*Subdivision (Fees) Regulations 2017*  
(Inclusive of GST)



## OTHER FEES

*These fees/charges have been adopted by Council and are mandatory*

<b>General</b>		<b>Fee</b>
Planning Information Request (do I need a Planning Permit?)		<b>\$153.00</b>
Planning permit search information for <b>dates and decisions only</b> (per property)		<b>\$153.00</b>
Search / copy planning permits & endorsed plans:  Fee includes up to five A1 size plans Additional copy charges apply for extra plans	1 permit	<b>\$132.60</b>
	2 permits	<b>\$249.00</b>
	3 or more permits	<b>\$377.40</b>
Plans required by permit condition(s) / Landscape Plans	1 <sup>st</sup> submission of plans to satisfy condition/s	<b>No Fee</b>
	Any subsequent submissions of plans to satisfy condition/s	<b>\$140.00</b>
Extension of Time to Planning Permit	1 <sup>st</sup> request	<b>\$325.00</b>
	Any subsequent request/s	<b>\$425.00</b>
Secondary Consent	3 itemised changes	<b>\$375.00</b>
	4 or more itemised changes	<b>\$525.00</b>
Miscellaneous Consent (173) <i>residential and non-residential</i>		<b>\$331.50</b>
Fast track tree removal (2 trees or less)		<b>\$470.20</b>
Request under Section 29A of the Building Act 1993 for Report and Consent on Proposed Demolition – Form A		<b>\$85.20</b>
<b>Photocopy/Scanning</b>		
Objections (applicants only)		<b>No fee</b>
A4 copies (each)		<b>\$5.00</b>
A3 copies (each)		<b>\$5.00</b>
A1 copies (each)		<b>\$20.00</b>

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<b>Advertising Fees</b>		
Advertising mail out	Up to 10 notices	<b>\$125.00</b>
	11-20 notices	<b>\$200.00</b>
	21-30 notices	<b>\$250.00</b>
	31-40 notices	<b>\$300.00</b>
	41-50 notices	<b>\$350.00</b>
	51-75 notices	<b>\$425.00</b>
	76 or more notices	<b>\$550.00</b>
Site notice installation service	1 site notice	<b>\$170.50</b>
	2 site notices	<b>\$203.50</b>
	3 site notices	<b>\$236.50</b>
	4 site notices	<b>\$269.50</b>
	Additional site notices	<b>\$33.00</b>