

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.

Class (Regulations 9 and 11)	Type of Application	Permit Application Fee	Fee to Amend Existing Permit
Class 1	Use (includes change of use, liquor licence and car parking waiver)	\$1,337.70	\$1,337.70
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 for a single dwelling per lot) to change the statement of what the permit allows, or to change any or all of the conditions	N/A	\$1,337.70
Single dwelling To develop land or use and develop land and undertake development ancillary to the use of land for a single dwelling per lot 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	\$202.90	\$202.90
Class 3	\$10,001 to \$100,000	\$638.80	\$638.80
Class 4	\$100,001 to \$500,000	\$1,307.60	\$1,307.60
Class 5	\$500,001 to \$1M	\$1,412.80	\$1,412.80
Class 6	More than \$1M to not more than \$2M	\$1,518.00	\$1,412.80
VicSmart A permit that is the subject of a VicSmart application if the estimated cost of the development is:			
Class 7	\$10,000 or less	\$202.90	\$202.90
Class 8	More than \$10,000	\$435.90	\$435.90
Class 9	VicSmart application to subdivide or consolidate land	\$202.90	\$202.90
Class 10	VicSmart application (other than a class 7, class 8 or class 9 permit)	\$202.90	\$202.90
Other Development To develop land including commercial development, multi-dwellings, signs, removal of trees, etc (other than for a single dwelling per lot or to subdivide or consolidate land) if the estimated cost of the development is:			
Class 11	\$100,000 or less	\$1,164.80	\$1,164.80
Class 12	\$100,001 to \$1M	\$1,570.60	\$1,570.60
Class 13	More than \$1M to \$5M	\$3,464.40	\$3,464.40
Class 14	More than \$5M to \$15M	\$8,830.10	\$3,464.40

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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	\$26,039.50	\$3,464.40
Class 16	More than \$50M	\$58,526.80	\$3,464.40
Subdivision			
Class 17	Subdivide an existing building	\$1,337.70	\$1,337.70
Class 18	Subdivide land into 2 lots	\$1,337.70	\$1,337.70
Class 19	Realignment of a common boundary between lots or consolidate 2 or more lots	\$1,337.70	\$1,337.70
Class 20	To subdivide land (\$1,318.10) for each 100 lots created)	\$1,337.70	\$1,337.70
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	\$1,337.70	\$1,337.70
Other			
Class 22	A permit not otherwise provided for in the regulation	\$1,337.70	\$1,337.70

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"> 40% of the application fee for that class of permit or amendment to permit 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 also applies

OTHER MATTERS

Regulation	Type of Application	Fee
15	Certificate of Compliance	\$330.70
16	Amend or end a Section 173 agreement	\$668.80
18	Satisfaction matters	\$330.70

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SUBDIVISION CERTIFICATION

<i>Regulation</i>	<i>Purpose</i>	<i>Fee</i>
6	Certification of a plan of subdivision	\$177.40
7	Alteration of plan	\$112.70
8	Amendment of certified plan	\$142.80

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	\$3,096.20
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	\$15,345.60
	ii) 11 to 20 submissions	\$30,661.20
	iii) more than 20 submissions	\$40,986.80
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	\$488.50
4	a) Consideration by the Minister of a request to approve the amendment; and b) giving notice of approval of the amendment	\$488.50

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 \$1,107,000 (threshold for 2021/2022). 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

General		Fee
Planning Information Request (do I need a Planning Permit?)		\$153.00
Planning permit search information for dates and decisions only (per property)		\$153.00
Search / copy planning permits & endorsed plans: Fee includes up to five A1 size plans Additional copy charges apply for extra plans	1 permit	\$132.60
	2 permits	\$249.00
	3 or more permits	\$377.40
Plans required by permit condition(s) / Landscape Plans	1 st submission of plans to satisfy condition/s	No Fee
	Any subsequent submissions of plans to satisfy condition/s	\$140.00
Extension of Time to Planning Permit	1 st request	\$325.00
	Any subsequent request/s	\$425.00
Secondary Consent	3 itemised changes	\$375.00
	4 or more itemised changes	\$525.00
Miscellaneous Consent (173) <i>residential and non-residential</i>		\$331.50
Fast track tree removal (2 trees or less)		\$473.20
Request under Section 29A of the Building Act 1993 for Report and Consent on Proposed Demolition – Form A		\$86.40
Photocopy/Scanning		
Objections (applicants only)		No fee
A4 copies (each)		\$5.00
A3 copies (each)		\$5.00
A1 copies (each)		\$20.00

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Advertising Fees		
Advertising mail out	Up to 10 notices	\$125.00
	11-20 notices	\$200.00
	21-30 notices	\$250.00
	31-40 notices	\$300.00
	41-50 notices	\$350.00
	51-75 notices	\$425.00
	76 or more notices	\$550.00
Site notice installation service	1 site notice	\$193.60
	2 site notices	\$235.95
	3 site notices	\$278.30
	4 site notices	\$320.65
	Additional site notices	\$42.35