

Planning Fees – Effective 1 July 2021

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

Permit Class	Type of Application	Fee for Permit Application	Fee to Amend Permit
Class 1	An application for a use of the land only (i.e. includes liquor licence, car parking reduction or waiver, place of assembly and other uses)	\$ 1,337.70	\$ 1,337.70
Class 2 Amendment	An application to change or allow a new use of the land 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	\$ 1,337.70

Single Dwelling Permit Applications

To develop land for a single dwelling per lot, or use and develop land for a single dwelling per lot, tree removal associated with a single dwelling, and to undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a VicSmart Application or a permit to subdivide or consolidate land) if the estimated cost of development

Class 2	Up to \$10,000	\$ 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 \$1 million	\$ 1,412.80	\$ 1,412.80
Class 6	\$1 million to \$2 million	\$ 1,518.00	\$ 1,518.00

VicSmart Permit Applications

If the estimated cost of development is:

Class 7	Up to \$10,000	\$ 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, 8, 9	\$ 202.90	\$ 202.90

All Other Development

To develop land for more than one residential dwelling per lot; or to develop land for agricultural, commercial, industrial or other non-residential uses, and associated tree removal, if the estimated cost of development is:

Class 11	Up to \$100,000	\$ 1,164.80	\$ 1,164.80
Class 12	\$100,001 to \$1 million	\$ 1,570.60	\$ 1,570.60
Class 13	\$1 million to \$5 million	\$ 3,464.40	\$ 3,464.40
Class 14	\$5 million to \$15 million	\$ 8,830.10	\$ 3,464.40
Class 15	\$15 million to \$50 million	\$ 26,039.50	\$ 3,464.40
Class 16	More than \$50 million	\$ 58,526.80	\$ 3,464.40

Note: An application fee to amend a permit is calculated on the cost of additional development (Not applicable to Secondary Consent, see other planning fees below)

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SUBDIVISIONS			
Permit Class	Type of Application	Fee for Permit Application	Fee to Amend Permit
Class 17	Subdivision of 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 2 lots or to consolidate 2 or more lots	\$ 1,337.70	\$ 1,337.70
Class 20	Subdivision of buildings and/or land into 3 or more lots up to 100 lots (\$1318.10 for each additional 100 lots created) Example: Subdivide land into 101-200 lots = \$2572.20 Subdivide land into 201-200 lots = \$3858.30	\$ 1,337.70	\$ 1,337.70
Class 21	To create, vary or remove a restriction within the meaning of the Subdivision Act 1988; 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.	\$ 1,337.70	\$ 1,337.70
Class 22	A permit not otherwise provided listed this Regulation	\$1 ,337.70	\$ 1,337.70

SUBDIVISION CERTIFICATION, STATEMENT OF COMPLIANCE & INFRASTRUCTURE FEES		
Regulation	Type of Application	Fee
6	To certify a plan of subdivision including issue of statement of compliance	\$ 177.40
7	Alteration of a plan of subdivision	\$ 112.70
8	Amendment of a certified plan of subdivision	\$ 142.80
9	Checking of engineering plans [^]	0.75% of the estimated cost of construction of the works proposed in the engineering plan
11	Supervision of works [^] [^] <i>Engineering fees are based on the estimated cost of construction works</i>	2.5% of the estimated cost of construction of the works

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PERMIT APPLICATIONS FOR MORE THAN ONE CLASS		
Regulation	Type of Application	Fee
10	An application for more than one class of permit set out in the above table (combined permit applications)	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.
13	For a combined application to amend a permit	
14	For a combined permit and planning scheme amendment	
TO AMEND A PERMIT APPLICATION AFTER NOTICE HAS BEEN GIVEN		
Regulation	Type of Application	Fee
12	Amend a permit application after notice (advertising to neighbours) has been given, but before decision; or Amend an application for a permit or amend an application to amend a permit after notice has been given	40% of the application fee plus difference if application changes to the next class
OTHER FEES		
Regulation	Type of Application	Fee
15	Certificate of compliance (to confirm that planning permit conditions or planning scheme requirements have been met to Council's satisfaction)	\$ 330.70
16	To amend or end a Section 173 agreement	\$ 668.80
18	Satisfaction matters: 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

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LOCAL GOVERNMENT FEES AND CHARGES	
Type of Application	Fee
Copies of permits and plans – issued planning permits and endorsed plans, building permit documentation (permit less than 7 years old)	\$ 88.30
Copies of permits and plans – issued planning permits and endorsed plans, building permit documentation (permit older than 7 years)	\$125.90
Property Information - Request for written planning advice – (single property)	\$ 87.30
Property Information - Request for written planning advice – (multiple property requests, per property)	\$105.60
Development Plan lodgement fee (for approval)	\$558.30
Heritage Advice – site meeting or inspection	\$167.50
Determination of existing use rights	\$319.70
Secondary consent (for minor changes to plans only)	\$144.10
Request for extension of time	
First request	\$379.60
Second request	\$462.80
Third and subsequent request	\$556.20
Advertising for planning permit application – public notification – administration fee	\$ 21.30
Advertising for planning permit application – public notification – per letter	\$ 3.05
Advertising for planning permit application – site notice	\$103.50

** Certified by the Chief Executive Officer in accordance with Section 55D of the Local government Act 1989*

A separate list is available for planning scheme amendment fees

To discuss planning scheme amendment fees, payment timing and combined permit application and planning scheme amendments, please contact Council's Strategic Planner on 5471 1700