

Planning Fees – Effective 1 July 2023

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

APPLICATIONS FOR PERMITS AND APPLICATIONS TO AMEND PERMITS

Class of permit	Type of Application	Fee for Permit Application	Combined App'n Half fee	Fee to Amend Permit
<i>Class 1</i>	Change or allow a new use of the land	\$1,415.10	\$707.55	\$1,415.10
	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	N/A	\$1,415.10
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:				
<i>Class 2</i>	Up to \$10,000	\$214.70	\$107.35	\$214.70
<i>Class 3</i>	\$10,001 to \$100,000	\$675.80	\$337.90	\$675.80
<i>Class 4</i>	\$100,001 to \$500,000	\$1,383.30	\$691.65	\$1,383.30
<i>Class 5</i>	\$500,001 to \$1M	\$1,494.60	\$747.30	\$1,494.60
<i>Class 6</i>	\$1M to \$2M	\$1,605.90	\$802.95	\$1,605.90
VicSmart A permit that is the subject of a VicSmart application if the estimated cost of the development is:				
<i>Class 7</i>	Up to \$10,000	\$214.70	\$107.35	\$214.70
<i>Class 8</i>	More than \$10,000	\$461.10	\$230.55	\$461.10
<i>Class 9</i>	VicSmart application to subdivide or consolidate land	\$214.70	\$107.35	\$214.70
<i>Class 10</i>	VicSmart application (other than a class 7, class 8 or class 9 permit)	\$214.70	\$107.35	\$214.70
All Other Development To develop land if the estimated cost of the development is:				
<i>Class 11</i>	Up to \$100,000	\$1,232.30	\$616.15	\$1,232.30
<i>Class 12</i>	\$100,001 to \$1M	\$1,661.60	\$830.80	\$1,661.60
<i>Class 13</i>	\$1M to \$5M	\$3,665.00	\$1,832.50	\$3,665.00
<i>Class 14</i>	\$5M to \$15M	\$9,341.30	\$4,670.65	\$3,665.00
<i>Class 15</i>	\$15M to \$50M	\$27,546.80	\$13,773.40	\$3,665.00
<i>Class 16</i>	More than \$50M	\$61,914.60	\$30,957.30	\$3,665.00

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Subdivision				
<i>Class 17</i>	Subdivide an existing building	\$1,415.10	\$707.55	\$1,415.10
<i>Class 18</i>	Subdivide land into 2 lots	\$1,415.10	\$707.55	\$1,415.10
<i>Class 19</i>	Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	\$1,415.10	\$707.55	\$1,415.10
<i>Class 20</i>	To subdivide land (\$1,415.10 for each 100 lots created)	\$1,415.10	\$707.55	\$1,415.10
<i>Class 21</i>	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	\$1,415.10	\$707.55	\$1,415.10
<i>Class 22</i>	A permit not otherwise provided for in this Regulation	\$1,415.10	\$707.55	\$1,415.10

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SUBDIVISION FEES		
Regulation	Type of Application	Fee
6	Certification of a plan of subdivision	\$187.60
7	Alteration of plan of subdivision	\$119.30
8	Amendment of certified plan of subdivision	\$151.10
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)	\$ 349.80
16	To amend or end a Section 173 agreement	\$ 707.60
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	\$ 349.80

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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)	\$ 93.00
Copies of permits and plans – issued planning permits and endorsed plans, building permit documentation (permit older than 7 years)	\$132.60
Property Information - Request for written planning advice/Pre-Application Meeting – (single property)	\$ 91.90
Property Information - Request for written planning advice/Pre-Application Meeting – (multiple property requests, per property)	\$111.20
Development Plan lodgment fee (for approval)	\$587.90
Heritage Advice – site meeting or inspection	\$176.40
Determination of existing use rights	\$336.70
Secondary consent (for minor changes to plans only)	\$151.70
Request for extension of time	
First request	\$399.80
Second request	\$487.40
Third and subsequent request	\$585.80
Advertising for planning permit application – public notification – administration fee	\$ 22.40
Advertising for planning permit application – public notification – per letter	\$ 3.20
Advertising for planning permit application – site notice	\$109.00

** 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