

PLANNING PERMITS & PLANNING SCHEME AMENDMENTS

FEE SCHEDULE (These fees do not attract GST).

Reference should always be made to the Regulations to obtain the complete wording of individual fee regulations. The Regulations are available at <http://www.legislation.vic.gov.au>

The Regulations set fees in fee units. For ease, those fee units have been converted to a dollar value on the basis of the value of a fee unit as it is set for the 2019/20 financial year. A fee unit value is adjusted each year by the Treasurer and notice under the Monetary Units Act 2004 is published in the Government Gazette.

APPLICATIONS FOR PERMITS UNDER SECTION 47 (REGULATION 9)

Class	Type of Permit Application	Fee Unit	Fee	
1	Use only	89	\$1318.10	
1 Council variation to fee	Liquor license – new, increase in area, change of class or hours	36.5	\$540.60	
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 development included in the application is:				
2	≤ \$10 000	13.5	\$200.00	
3 Council Variation to fee	> \$10 000 & ≤ \$50 000	25	\$370.30	
3 Council Variation to fee	> \$50 000 & ≤ \$100 000	42.5	\$629.50	
4	> \$100 000 & ≤ \$500 000	87	\$1288.50	
5	> \$500 000 & ≤ \$1 000 000	94	\$1392.20	
6	> \$1 000 000 & ≤ \$2 000 000	101	\$1495.90	
VicSmart application				
7	VicSmart ≤ \$10 000	13.5	\$200.00	
8	VicSmart > \$10 000	29	\$429.50	
9	VicSmart to subdivide or consolidate land	13.5	\$200.00	
10	All other VicSmart	13.5	\$200.00	
To develop land (other than the above classes or an application to subdivide land) if the estimated cost of development included in the application is:				
11 Council variation to fee	≤ \$10 000		\$111.10	
11 Council variation to fee	> \$10 000 & ≤ \$50 000		\$370.30	
11 Council variation to fee	> \$50 000 & ≤ \$100 000	77.5	\$1147.80	
12	> \$100 000 & ≤ \$1 000 000	104.5	\$1547.70	
13	> \$1 000 000 & ≤ \$5 000 000	230.5	\$3413.80	
14	Includes dwellings over Class 6	> \$5 000 000 & ≤ \$15 000 000	587.5	\$8700.90
15		> \$15 000 000 & ≤ \$50 000 000	1732.5	\$25658.40
16		> \$50 000 000	3894	\$57670.20
17	To subdivide an existing building. (other than Class 9)	89	\$1318.10	
18	To subdivide land into two lots.	89	\$1318.10	
19	To effect a realignment of a common boundary between lots or to consolidate two or more lots. (other than Class 9)	89	\$1318.10	
20	To subdivide land (other than the above classes).	89/100 lots	\$1318.10	
21	a) create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or b) create or remove a right of way; or c) create, vary or remove an easement; or d) vary or remove a condition in the nature of an easement (other than right of way) in a	89	\$1318.10	
22	A permit not otherwise provided for in the regulation.	89	\$1318.10	

APPLICATIONS TO AMEND PERMITS UNDER SECTION 72
(REGULATION 11)

Class	Type of Permit Application	Fee
Council variation to fee Structure	Approval or amendment of endorsed plans not requiring further inspection or referrals	\$111.10
Council variation to fee Structure	Applications for extensions of time to a permit or for amendments to a permit or approved plans	½ original application fee

FEES TO AMEND AN APPLICATION FOR A PERMIT OR AN APPLICATION TO AMEND A PERMIT AFTER NOTICE HAS BEEN GIVEN (REGULATION 12)

A request to amend an application for a permit after notice of the application has been given or a request to amend an application to amend a permit after notice has been given.	\$111.10 (Council variation to fee structure)
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COMBINED PERMIT APPLICATIONS COMPOSITE FEE
(REGULATION 10)

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.

OTHER FEES

Regulation	Type of Application	Fee unit	Fee
7	For requesting the Minister to prepare an amendment to a planning scheme exempted from the requirements referred to in section 20(4) of the Act.	270	\$3998.70
8	For requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed under section 20A of the Act.	65	\$962.70
14	For a combined permit and planning scheme amendment. Under section 96A(4)(a) of the Act: 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		
15	For a certificate of compliance	22	\$325.90
16	For an agreement to a proposal to amend or end an agreement under section 173 of the Act	44.5	\$659.10
18	Where a planning scheme specifies that a matter must be done to the satisfaction of a responsible authority, Minister, public authority or municipal council	22	\$325.90

AMENDMENTS TO PLANNING SCHEMES (REGULATION 6)

The fees for stages 1, 2 and 3 are paid to the planning authority by the person who requested the amendment. The fee for stage 4 is paid to the Minister by the person who requested the amendment.

Stage	Stage of Amendment	Fee
1	For: 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	\$3050.90 (206 fee units)
2	For: a) considering	
	(i) up to and including 10 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or	\$15121.10 (1021 fee units); or
	(ii) 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or	\$30212.40 (2040 fee units); or
	(iii) Submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel; and	\$40386.90 (2727 fee units)
	b) providing assistance to a panel in accordance with section 158 of the Act; and c) making a submission to a panel appointed under Part 8 of the Act at a hearing referred to in section 24(b) of the Act; and d) considering the panel's report in accordance with section 27 of the Act; and e) after considering submissions and the panel's report, abandoning the amendment.	
3	For: a) adopting the amendment or part of the amendment in accordance with section 29 of the Act; and b) submitting the amendment for approval by the Minister in accordance with section 31 of the Act; and c) giving the notice of the approval of the amendment required by section 36(2) of the Act.	481.40 (32.5 fee units) if the Minister is not the planning authority or nil fee if the Minister is the planning authority
4	For: a) consideration by the Minister of a request to approve the amendment in accordance with section 35 of the Act; and b) giving notice of approval of the amendment in accordance with section 36(1) of the Act.	\$481.40 (32.5 fee units) if the Minister is not the planning authority or nil fee if the Minister is the planning authority

TOWONG SHIRE FEES & CHARGES 2019/20

TYPE OF APPLICATION	FEE
Assessing Development Plans	\$325.90 (Regulation 18)
Assessing Timber Harvesting Plan (per assessment)	\$119.75 (includes GST)
Public Notice Administration charges: a) public notice letters to owners/occupants b) public notice displayed on site (when erected for applicant) c) public notice - display ad in O&M Advertiser d) public notice - display ad in Border Mail	(all charges include GST) (a) \$100.85 (b) \$100.85 (c) Charges as per newspaper fees plus 10% (d) Charges as per newspaper fees plus 10%
Planning Scheme Amendments - when an independent panel report is required	Full Panel charges for the hearing and panel report Statutory - Cost of independent panel.
Section 173 Agreements – - Preparation fee - Legal review where agreement prepared outside Council - Sealing fee	\$496.05 (includes GST) Actual cost of review \$101.95 (includes GST)
Request for Planning Information (requiring research of archives)	\$97.75 per hour (includes GST), with minimum 1 hour fee and additional document copying fee

SUBDIVISION (FEES) REGULATIONS 2019/20

Regulation	Purpose	Fee
6	For certification of a plan of subdivision	\$174.80 (11.8 fee units)
7	Alteration of plan under section 10(2) of the Act	\$111.10 (7.5 fee units)
8	Amendment of certified plan under section 11(1) of the Act	\$140.70 (9.5 fee units)
9	Checking of engineering plans	0.75% of the estimated cost of construction of the works proposed in the engineering plan (maximum fee)
10	Engineering plan prepared by council	3.5% of the cost of works proposed in the engineering plan (maximum fee)
11	Supervision of works	2.5% of the estimated cost of construction of the works (maximum fee)