

SUMMARY OF PLANNING AND SUBDIVISION FEES

Effective from 1 July 2023

APPLICATIONS FOR PERMITS

(Regulation 9)

Class of Permit	Type of Application	Fee for Permit Application
Class 1	Change or allow a new use of the land	\$1,415.10
Class 2	Amendment to change the statement of what the permit allows; or change any or all conditions (other than 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
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:		
Class 2	Up to \$10,000	\$214.70
Class 3	\$10,001 to \$100,000	\$675.80
Class 4	\$100,001 to \$500,000	\$1,383.30
Class 5	\$500,001 to \$1,000,000	\$1,494.60
Class 6	\$1,000,001 to \$2,000,000	\$1,605.90
VicSmart		
A permit that is the subject of a VicSmart application if the estimated cost of the development is:		
Class 7	Up to \$10,000	\$214.70
Class 8	More than \$10,000	\$461.10
Class 9	VicSmart application to subdivide or consolidate land	\$214.70
Class 10	Any other VicSmart application	\$214.70
Other Development		
To develop land if the estimated cost of the development is:		
Class 11	Up to \$100,000	\$1,232.30
Class 12	\$100,001 to \$1,000,000	\$1,661.60
Class 13	\$1,000,001 to \$5,000,000	\$3,665.00
Class 14	\$5,000,001 to \$15,000,000	\$9,341.30
Class 15	\$15,000,001 to \$50,000,000	\$27,546.80
Class 16	More than \$50,000,000	\$61,914.60
Subdivision		
Class 17	Subdivide an existing building	\$1,415.10
Class 18	Subdivide land into 2 lots	\$1,415.10
Class 19	Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	\$1,415.10
Class 20	To subdivide land (89 fee units per 100 lots created)	\$1,415.10

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 like an easement (other than a right of way) in a Crown grant"	\$1,415.10
Class 22	A permit not otherwise provided for in this Regulation, including a reduction in car parking requirements	\$1,415.10

APPLICATIONS TO AMEND PERMITS

Fees for applications to amend permits under section 72 of the Planning and Environment Act 1987 (Regulation 11)

Class of Permit	Type of Application	Fee for Permit Application
Land use change		
1	Amendment to a permit to change the use of land allowed by the permit or allow a new use of land.	\$1,415.10
2	Amendment to a permit to change the statement of what the permit allows or to change any or all of the conditions which apply to the permit	\$1,415.10
Single dwelling use or development if the cost of the additional development is)		
Class 3	Up to \$10,000	\$214.70
Class 4	\$10,001 to \$100,000	\$675.80
Class 5	\$100,001 to \$500,000	\$1,383.30
Class 6	More than \$500,000	\$1,494.60
VicSmart		
Class 7	Amendment to a class 7 permit - if the cost of any additional development is less than \$10,000	\$214.70
Class 8	Amendment to a class 8 permit - if the cost of any additional development is more than \$10,000	\$461.10
Class 9	Amendment to a class 9 permit - Subdivide or consolidate land	\$214.70
Class 10	Amendment to a class 10 permit (A VicSmart application other than a class 7, 8 or 9 permit)	\$214.70
Other development if the cost of the additional development is:		
Class 11	is \$100,000 or less	\$1,232.30
Class 12	More than \$100,000 but not more than \$1,000,000	\$1,661.60
Class 13	More than \$1,000,000	\$3,665.00

Subdivision		
Class 14	Amendment to a permit - - subdivide an existing building (other than a class 9 permit)	\$1,415.10
Class 15	Amendment to a permit – to subdivide land into two lots (other than a class 9 or 17 permit)	\$1,415.10
Class 16	Amendment to a permit – to affect a realignment of a common boundary between lots or to consolidate two or more lots (other than a class 9 permit)	\$1,415.10
Class 17	Amendment to a permit – to subdivide land (other than a class 9, 17, 18 or 19 permit)	\$1,415.10
Class 18	Amendment to a permit 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 other than a right of way; or d) vary or remove a condition like an easement (other than the right of way) in a Crown grant.	\$1,415.10
Class 19	Amendment to a permit not otherwise provided for in the regulation	\$1,415.10

Other Fees		
Regulation	Description	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	\$4,293.00
8	For requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed under Section 20A of the Act	\$1,033.50
10	For 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
12	Amend an application for a permit or an application to amend a permit.	<ul style="list-style-type: none"> a) Under Section 57A(3)(a) of the Act the fee to amend an application for a permit after notice is given is 40% of the application fee for that class of permit set out in the Table at regulation 9 b) Under Section 57A(3)(a) of the Act the fee to amend an application to amend a permit after notice is given is 40% of the application fee for that class of permit set out in the Table at

		<p>regulation 11 and any additional fee under c) below</p> <p>c) If an application to amend an application for a permit or amend an application to amend a permit has the effect of changing the class of that permit to a new class, having a higher application fee set out in the Table to Regulation 9, the applicant must pay an additional fee being the difference the original class of application and the amended class of permit.</p>
13	For a combined application to amend the permit	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
14	For a combined permit and planning scheme amendment Under Section 96A(4)(a) of the Act	<p>The sum of the fee(s) for the amendment to the planning scheme (regulation 6) and whichever of the following applies:</p> <ul style="list-style-type: none"> • 50% of the fee, which would have applied if the permit application had been made separately; or • If the permit application is for more than one class of permit (regulation 9), the highest of the fees would have applied if the permit applications had been made separately.
15	For a certificate of compliance	\$349.80
16	For an agreement to a proposal to amend or end an agreement under Section 173 of the Act	\$707.60
17	For a planning certificate	<p>a) \$23.90 for an application not made electronically.</p> <p>b) \$7.52 for an application made electronically.</p>
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	\$349.80

***This fee may be reduced at the discretion of the Council, pursuant to Regulation 20 of the Planning & Environment (Fees) Regulations 2016, unless the amendment involves further significant processing of the application, such as the giving of notice.*

OTHER MATTERS

Type of Application	Fee
Assessing Development Plans	\$340.00
Notice and Administration	\$121.80 for 1-20 letters \$230.00 for 20+ letters
Records retrieval (Non FOI)	\$90 per hour (\$50.00 minimum charge)
Admin Fee for Section 173	\$100.00
Request for Planning Information – copies of permits and endorsed plans from closed files	\$128.00
Secondary Consent	\$265.00
Extension of Time	\$90

SUBDIVISION CERTIFICATION AND ENGINEERING

Regulation	Purpose	Fee
6	Certification of a plan of subdivision	\$187.60
7	Alteration of plan under section 10(2) of the Act	\$119.30
8	Amendment of certified plan under section 11(1) of the Act	\$151.10
Engineering costs based on the estimated cost of construction works:		
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)

AMENDMENT TO PLANNING SCHEMES

(Regulation 6)

Stage of Amendment		Fee
1	1. Considering a request to amend a planning scheme; and 2. taking action required by Division 1 of part 3 of the Act; and 3. Considering any submissions which do not seek a change to the amendment; and 4. If applicable, abandoning an amendment	\$3,275.40
2	1. 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	\$16,233.90 \$32,436.00

	<ul style="list-style-type: none"> ii. 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submission to a panel: or iii. Submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel: <ol style="list-style-type: none"> 2. Helping a panel in accordance with Section 158 of the Act; and 3. 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 4. Considering the panel's report in accordance with section 27 of the Act; and 5. After considering submissions and the panel's report, abandoning the amendment 	\$43,359.30
3	<ol style="list-style-type: none"> 1. Adopting the amendment or a part of the amendment in accordance with section 29 of the Act; and 2. Submitting the amendment for approval by the Minister in accordance with section 31 of the Act; and 3. Giving notice of approval of the amendment required by section 36(2) of the Act 	\$516.80
4	<ol style="list-style-type: none"> 1. Consideration by the Minister of a request to approval an amendment in accordance with Section 35 of the Act; and; and 2. Giving notice of approval of an amendment in accordance with section 36(1) of the Act 	\$516.80

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.

Reference should be made to the Planning and Environment (fees) Regulations 2016 and the Subdivision (fees) Regulations 2016 to obtain the complete working of individual fee regulations and other regulations.