

## SUMMARY OF PLANNING AND SUBDIVISION FEES

1 July 2021

### APPLICATIONS FOR PERMITS AND APPLICATIONS TO AMEND PERMITS

Class of permit	Type of Application	Fee for Permit Application	Combined Appn Half fee	Fee to Amend Permit
<i>Class 1</i>	Change or allow a new use of the land	<b>\$1,337.70</b>	\$668.85	\$1,337.70
	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.)	<b>N/A</b>	N/A	\$1,337.70
<b>Single dwelling</b> 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	<b>\$202.90</b>	\$101.45	\$202.90
<i>Class 3</i>	\$10,001 to \$100,000	<b>\$638.80</b>	\$319.40	\$638.80
<i>Class 4</i>	\$100,001 to \$500,000	<b>\$1,307.60</b>	\$653.80	\$1,307.60
<i>Class 5</i>	\$500,001 to \$1M	<b>\$1,412.80</b>	\$706.40	\$1,412.80
<i>Class 6</i>	\$1M to \$2M	<b>\$1,518.00</b>	\$759.00	\$1,412.80
<b>VicSmart</b> 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	<b>\$202.90</b>	\$101.45	\$202.90
<i>Class 8</i>	More than \$10,000	<b>\$435.90</b>	\$217.95	\$435.90
<i>Class 9</i>	VicSmart application to subdivide or consolidate land	<b>\$202.90</b>	\$101.45	\$202.90
<i>Class 10</i>	VicSmart application (other than a class 7, class 8 or class 9 permit)	<b>\$202.90</b>	\$101.45	\$202.90
<b>All Other Development</b> To develop land if the estimated cost of the development is:				
<i>Class 11</i>	Up to \$100,000	<b>\$1,164.80</b>	\$582.40	\$1,164.80
<i>Class 12</i>	\$100,001 to \$1M	<b>\$1,570.60</b>	\$785.30	\$1,570.60
<i>Class 13</i>	\$1M to \$5M	<b>\$3,464.40</b>	\$1,732.20	\$3,464.40
<i>Class 14</i>	\$5M to \$15M	<b>\$8,830.10</b>	\$4,415.05	\$3,464.40
<i>Class 15</i>	\$15M to \$50M	<b>\$26,039.50</b>	\$13,019.75	\$3,464.40
<i>Class 16</i>	More than \$50M (to be charged at 50% until 13 Oct 2017)	<b>\$58,526.80</b>	\$29,263.40	\$3,464.40
<b>Subdivision</b>				
<i>Class 17</i>	Subdivide an existing building	<b>\$1,337.70</b>	\$668.85	\$1,337.70
<i>Class 18</i>	Subdivide land into 2 lots	<b>\$1,337.70</b>	\$668.85	\$1,337.70

<i>Class 19</i>	Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	<b>\$1,337.70</b>	\$668.85	\$1,337.70
<b>Class of permit</b>	<b>Type of Application</b>	<b>Fee for Permit Application</b>	<b>Combined App Half Fee</b>	<b>Fee to Amend Permit</b>
<i>Class 20</i>	To subdivide land ( <i>\$1337.70 for each 100 lots created</i> )	<b>\$1,337.70</b>	\$668.85	\$1,337.70
<i>Class 21</i>	To create, vary or remove a restriction within the meaning of the <i>Subdivision Act 1988</i> ; 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.	<b>\$1,337.70</b>	\$668.85	\$1,337.70
<i>Class 22</i>	A permit not otherwise provided for in this Regulation	<b>\$1,337.70</b>	\$668.85	\$1,337.70

## PERMIT APPLICATIONS FOR MORE THAN ONE CLASS

Type of Application	Fee
(1) An application for more than one class of permit set out in the above table:	The sum of: The highest of the fees which would have applied if separate applications were made; and
(2) An application to amend a permit in more than one class set out in the above table:	50% of each of the other fees which would have applied if separate applications were made.

## AMENDING AN APPLICATION AFTER NOTICE HAS BEEN GIVEN

Type of Application	Fee
(1) Section 57A - Request to amend an application for permit after notice has been given; or	40% of the application fee for that class of permit or amendment to permit; and
(2) Section 57A – Request to amend an application for an amendment to a permit after notice has been given:	Where the class of application is changing to a new class of higher application fee, the difference between the fee for the application to be amended and the fee for the new class.

## OTHER MATTERS

Type of Application	Fee
Certificate of Compliance under Section 97N	\$330.70
Amend or end a Section 173 agreement	\$668.80
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
Secondary consent to plans/Amended Plans	\$187.00
Extension of time to a permit:	1 <sup>st</sup> request \$193.00 2 <sup>nd</sup> request \$578.00
Advertising for Newspaper	\$193.00
Title Search	\$65.00
File Retrievals from Grace	\$99.00
Plans to Comply	\$102.00

## SUBDIVISION CERTIFICATION AND ENGINEERING

Regulation	Purpose	Fee
6	Certification of a plan of subdivision	\$177.40
7	Alteration of plan	\$112.70
8	Amendment of certified plan	\$142.80
	<b>Engineering costs based on the estimated cost of construction works:</b>	
9	Checking of engineering plans	0.75%
10	Engineering plan prepared by council	3.5%
11	Supervision of works	2.5%

## AMENDMENTS TO PLANNING SCHEMES - (\* to be charged at 50% until 13 Oct 2017)

Stage		Fee *
1	<ul style="list-style-type: none"> <li>a) Considering a request to amend a planning scheme; and</li> <li>b) Taking action required by Division 1 of Part 3 of the Act; and</li> <li>c) Considering any submissions which do not seek a change to the amendment; and</li> <li>d) If applicable, abandoning the amendment.</li> </ul>	\$3,096.20
2	a) Considering submissions which seek a change to an amendment, and where necessary, referring the submissions to a panel:	
	i) Up to 10 submissions	\$15,345.60
	ii) 11 to 20 submissions	\$30,661.20
	iii) More than 20 submissions	\$40,986.80
	<ul style="list-style-type: none"> <li>b) Providing assistance to a panel in accordance with section 158 of the Act; and</li> <li>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</li> <li>d) Considering the panel's report in accordance with section 27 of the Act; and</li> <li>e) After considering submissions and the report, if applicable, abandoning the amendment.</li> </ul>	
3	<ul style="list-style-type: none"> <li>a) Adopting the amendment or a part of an amendment in accordance with section 29 of the Act; and</li> <li>b) Submitting the amendment for approval by the Minister in accordance with section 31 of the Act; and</li> <li>c) Giving the notice of the approval of the amendment required by section 36(2) of the Act.</li> </ul>	\$488.50
4	<ul style="list-style-type: none"> <li>a) Consideration by the Minister of a request to approve an amendment in accordance with section 35 of the Act; and</li> <li>b) Giving notice of approval of an amendment in accordance with section 36(1) of the Act.</li> </ul>	\$488.50
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.	\$4,058.10
8	For requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed under section 20A of the Act.	\$977.00
13	For a combined application to amend 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: 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	
16	For an agreement to a proposal to amend or end an agreement under section 173 of the Act	\$668.80

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.

### **COMBINED PERMIT APPLICATION AND PLANNING SCHEME AMENDMENT**

The sum of the highest of the fees which would have applied if separate applications were made and 50% of the other fees which would have applied if separate applications were made.

Last updated 1 July 2019