

SUMMARY OF PLANNING AND SUBDIVISION FEES

1 July 2022

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	\$1,360.80	\$680.40	\$1,360.80
	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	\$1,360.80
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	\$206.40	\$103.20	\$206.40
<i>Class 3</i>	\$10,001 to \$100,000	\$649.80	\$324.90	\$649.80
<i>Class 4</i>	\$100,001 to \$500,000	\$1,330.20	\$665.10	\$1,330.20
<i>Class 5</i>	\$500,001 to \$1M	\$1,437.30	\$718.65	\$1,437.30
<i>Class 6</i>	\$1M to \$2M	\$1,544.30	\$772.15	\$1,544.30
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	\$206.40	\$103.20	\$206.40
<i>Class 8</i>	More than \$10,000	\$443.40	\$221.70	\$443.40
<i>Class 9</i>	VicSmart application to subdivide or consolidate land	\$206.40	\$103.20	\$206.40
<i>Class 10</i>	VicSmart application (other than a class 7, class 8 or class 9 permit)	\$206.40	\$103.20	\$206.40
All Other Development To develop land if the estimated cost of the development is:				
<i>Class 11</i>	Up to \$100,000	\$1,185.00	\$592.50	\$1,185.00
<i>Class 12</i>	\$100,001 to \$1M	\$1,597.80	\$798.90	\$1,597.80
<i>Class 13</i>	\$1M to \$5M	\$3,524.30	\$1,762.15	\$3,524.30
<i>Class 14</i>	\$5M to \$15M	\$8,982.90	\$4,491.45	\$3,524.30
<i>Class 15</i>	\$15M to \$50M	\$26,489.90	\$13,244.95	\$3,524.30
<i>Class 16</i>	More than \$50M (to be charged at 50% until 13 Oct 2017)	\$59,539.30	\$29,769.65	\$3,524.30
Subdivision				
<i>Class 17</i>	Subdivide an existing building	\$1,360.80	\$680.40	\$1,360.80
<i>Class 18</i>	Subdivide land into 2 lots	\$1,360.80	\$680.40	\$1,360.80

Class of permit	Type of Application	Fee for Permit Application	Combined App Half Fee	Fee to Amend Permit
Class 19	Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	\$1,360.80	\$680.40	\$1,360.80
Class 20	To subdivide land (\$1337.70 for each 100 lots created)	\$1,360.80	\$680.40	\$1,360.80
Class 21	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.	\$1,360.80	\$680.40	\$1,360.80
Class 22	A permit not otherwise provided for in this Regulation	\$1,360.80	\$680.40	\$1,360.80

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	\$336.40
Amend or end a Section 173 agreement	\$680.40
Where a planning scheme specifies that a matter must be done to the satisfaction of a responsible authority, Minister, public authority or municipal council	\$336.40
Secondary consent to plans/Amended Plans	\$193.00
Extension of time to a permit:	1 st request \$198.00 2 nd request \$595.00
Advertising for Newspaper	\$198.00
Title Search	\$67.00
File Retrievals from Grace	\$102.00
Plans to Comply	\$105.00

SUBDIVISION CERTIFICATION AND ENGINEERING

Regulation	Purpose	Fee
6	Certification of a plan of subdivision	\$180.40
7	Alteration of plan	\$114.70
8	Amendment of certified plan	\$145.30
	Engineering costs based on the estimated cost of construction works:	
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	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.	\$3,149.70
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	\$15,611.10
	ii) 11 to 20 submissions	\$31,191.60
	iii) More than 20 submissions	\$41,695.80
	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 report, if applicable, abandoning the amendment.	
3	a) Adopting the amendment or a part of an 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.	\$496.90
4	a) Consideration by the Minister of a request to approve an amendment in accordance with section 35 of the Act; and b) Giving notice of approval of an amendment in accordance with section 36(1) of the Act.	\$496.90
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.	\$4,128.30
8	For requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed under section 20A of the Act.	\$993.90
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	\$680.40

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 2022