

SUMMARY OF PLANNING AND SUBDIVISION FEES 1 July 2024-2025

FEES FOR PERMITS

| Class of permit | Type of Application | Fee for Permit Application | Half fee |
|--|---|----------------------------|-------------|
| Use of land | | | |
| Class 1 | Use only | \$1,453.40 | \$726.70 |
| Single dwelling use or development if the cost of development is: | | | |
| Class 2 | \$10,000 or less | \$220.50 | \$110.25 |
| Class 3 | More than \$10,000 but not more than \$100,000 | \$694.00 | \$347.00 |
| Class 4 | More than \$100,000 but not more than \$500,000 | \$1,420.70 | \$710.35 |
| Class 5 | More than \$500,000 but not more than \$1,000,000 | \$1,535.00 | \$767.50 |
| Class 6 | More than \$1,000,000 but not more than \$2,000,000 | \$1,649.30 | \$824.65 |
| VicSmart applications | | | |
| Class 7 | VicSmart application if the estimated cost of development is \$10,000 or less | \$220.50 | \$110.25 |
| Class 8 | VicSmart application if the estimated cost of development is more than \$10,000 | \$473.60 | \$236.80 |
| Class 9 | VicSmart application to subdivide or consolidate land | \$220.50 | \$110.25 |
| Class 10 | VicSmart application (other than a class 7, 8 or 9 permit) | \$220.50 | \$110.25 |
| Other development if the cost of development is: | | | |
| Class 11 | \$100,000 or less | \$1,265.60 | \$632.80 |
| Class 12 | More than \$100,000 but not more than \$1,000,000 | \$1,706.50 | \$853.25 |
| Class 13 | More than \$1,000,000 but not more than \$5,000,000 | \$3,764.10 | \$1,882.05 |
| Class 14 | More than \$5,000,000 but not more than \$15,000,000 | \$9,593.9 | \$4,796.95 |
| Class 15 | More than \$15,000,000 but not more than \$50,000,000 | \$28,291.70 | \$14,145.85 |
| Class 16 | More than \$50,000,000 | \$63,589.00 | \$31,794.50 |
| Subdivision | | | |
| Class 17 | To subdivide an existing building (other than a class 9 permit) | \$1,453.40 | \$726.70 |
| Class 18 | To subdivide land into 2 lots (other than class 9 or class 17 permit) | \$1,453.40 | \$726.70 |

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|----------|--|------------|----------|
| Class 19 | To effect a realignment of a common boundary between lots or consolidate 2 or more lots (other than a class 9 permit) | \$1,453.40 | \$726.70 |
| Class 20 | Subdivide land (other a class 9, class 17, class 18, or class 19 permit) | \$1,453.40 | \$726.70 |
| Class 21 | To: a) create, vary or remove a restriction within the meaning of the <i>Subdivision Act 1988</i> ; or b) create or move 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 in the nature of an easement (other than a right of way) in a Crown grant. | \$1,453.40 | \$726.70 |
| Class 22 | A permit not otherwise provided for in the regulation | \$1,453.40 | \$726.70 |

FEES FOR AMENDING 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 | Half fee |
|---|---|----------------------------|----------|
| Class 1 | Amendment to a permit to change the use of land allowed by the permit or allow a new use of land | \$1,453.40 | \$726.70 |
| Class 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 | \$1,453.40 | \$726.70 |
| Single dwelling use or development if the cost of the additional development is: | | | |
| Class 3 | \$10,000 or less | \$220.50 | \$110.25 |
| Class 4 | More than \$10,000 but not more than \$100,000 | \$694.00 | \$168.95 |
| Class 5 | More than \$100,000 but not more than \$500,000 | \$1,420.70 | \$710.35 |
| Class 6 | More than \$500,000 | \$1,535.00 | \$767.50 |
| VicSmart applications | | | |
| Class 7 | Amendment to a class 7 permit – if the cost of any additional development is \$10,000 or less | \$220.50 | \$110.25 |
| Class 8 | Amendment to a class 8 permit – if the cost of any additional development is more than \$10,000 | \$473.60 | \$236.80 |
| Class 9 | Amendment to a class 9 permit - subdivide or consolidate land | \$220.50 | \$110.25 |

| | | | |
|--|--|------------|------------|
| Class 10 | Amendment to a class 10 permit (a VicSmart application other than a class 7, 8 or 9 permit) | \$220.50 | \$110.25 |
| Other development if the cost of the additional development is: | | | |
| Class 11 | \$100,000 or less | \$1,265.60 | \$632.80 |
| Class 12 | More than \$100,000 but not more than \$1,000,000 | \$1,706.50 | \$853.25 |
| Class 13 | More than \$1,000,000 | \$3,764.10 | \$1,882.05 |
| Subdivision | | | |
| Class 14 | Amendment to a permit – to subdivide an existing building (other than a class 9 permit) | \$1,453.40 | \$726.70 |
| Class 15 | Amendment to a permit – to subdivide land into two lots (other than a class 9 or 17 permit) | \$1,453.40 | \$726.70 |
| Class 16 | Amendment to a permit – to effect a realignment of a common boundary between lots or to consolidate two or more lots (other than a class 9 permit) | \$1,453.40 | \$726.70 |
| Class 17 | Amendment to a permit – to subdivide land (other than a class, 9, 17, 18, or 19 permit) | \$1,453.40 | \$726.70 |
| Class 18 | To: a) create, vary or remove a restriction within the meaning of the <i>Subdivision Act 1988</i> ; or b) create or move 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 in the nature of an easement (other than a right of way) in a Crown grant. | \$1,453.40 | \$726.70 |
| Class 19 | Amendment to a permit not otherwise provided for in the regulation | \$1,453.40 | \$726.70 |

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 50% of each of the other fees which would have applied if separate applications were made. |
| (2) An application to amend a permit in more than one class set out in the above table: | |

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 (2) Section 57A – Request to amend an application for an amendment to a permit after notice has been given: | 40% of the application fee for that class of permit or amendment to permit; and 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 |
|---------------------|-----|
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| | | |
|--|-------------------------------|-----------------|
| For a Certificate of Compliance | | \$359.30 |
| For an agreement to a proposal to amend or end an agreement under Section 173 of the Act | | \$726.70 |
| Where a planning scheme specifies that a matter must be done to the satisfaction of a responsible authority, Minister, public authority or municipal council | | \$359.30 |
| Non Statutory | | |
| Secondary consent to plans/Amended Plans | | \$206.80 |
| Extension of time to a permit: | 1st request | \$212.85 |
| | 2nd request | \$637.45 |
| Advertising for Newspaper | | \$212.30 |
| Title Search | | \$72.05 |
| File Retrievals from Grace | | \$109.45 |
| Plans to Comply | | \$112.75 |

SUBDIVISION CERTIFICATION AND ENGINEERING

| Regulation | Purpose | Fee |
|---|---|-----------------|
| 6 | Certification of a plan of subdivision | \$192.70 |
| 7 | Alteration of plan under section 10(2) of the Act | \$122.50 |
| 8 | Amendment of certified plan under section 11(1) of the Act | \$155.10 |
| Engineering costs based on the estimated cost of construction works: | | |
| 9 | Checking of engineering plans – of the estimated cost of construction of the works proposed in the engineering plan (maximum fee) | 0.75% |
| 10 | Engineering plan prepared by council – of the cost of works proposed in the engineering plan (maximum fee) | 3.5% |
| 11 | Supervision of works – of the estimated cost of construction of the works (maximum fee) | 2.5% |

FEEES FOR STAGES OF AN AMENDMENT TO A PLANNING SCHEME

| Stage | | Fee |
|--------------|--|--------------------|
| 1 | <ol style="list-style-type: none"> 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 the amendment. Paid to : The planning authority | \$3,364.00 |
| 2 | 1.Considering: | |
| | <ul style="list-style-type: none"> • (i) Up to and including 10 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or | \$16,672.90 |
| | <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 submissions to a panel; or | \$33,313.20 |
| | <ul style="list-style-type: none"> • (iii) submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel; | \$44,531.90 |
| | 2.Helping a panel in accordance section 158 of the Act; and | |

| | | |
|-------------------|---|-------------------|
| | <p>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</p> <p>4. Considering the panel's report in accordance with section 27 of the Act; and</p> <p>5. After considering submissions and the panel's report, if applicable, abandoning the amendment.</p> <p>Paid to: The planning authority</p> | |
| 3 | <ol style="list-style-type: none"> 1. Adopting the amendment or 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 the notice of the approval of the amendment required by section 36(2) of the Act. <p>Paid to: The planning authority</p> | \$530.70 |
| 4 | <ol style="list-style-type: none"> 1. Consideration by the Minister of a request to approve the amendment in accordance with section 35 of the Act; and 2. Giving notice of approval of the amendment in accordance with section 36(1) of the Act. <p>Paid to: The Minister</p> | \$530.70 |
| Regulation | | 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 | \$4,409.10 |
| 8 | For requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed under section 20A of the Act | \$1,061.50 |
| 14 | <p>For a combined permit and planning scheme amendment Under section 96A(4)(a) of the Act:</p> <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 once class of permit (regulation 9), the highest of the fees which would have applied if the permit applications had been made separately. | |