

## STATUTORY PLANNING FEES

The new Planning and Environment (Fees) Regulations 2016 and Subdivision (Fees) Regulations 2016 commenced on 13 October 2016.

The Regulations set the fees that can be charged by local councils (or other planning authorities and responsible authorities) for the services provided under the *Planning and Environment Act 1987* and *Subdivision Act 1988*.

These are statutory fees and are not set by Council.

In accordance with the *Monetary Units Act 2004*, the current value of a fee unit for the 2023–2024 financial year is: **\$15.90**

### APPLICATIONS FOR PERMITS UNDER SECTION 47 (REGULATION 9)

Class	Type of Permit	Fee
1	Use Only	\$1,415.10
<b>Development — 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 development included in the application is:		
2	Less than or equal to \$10,000	\$214.60
3	Greater than \$10,000 but less than or equal to \$100,000	\$675.70
4	Greater than \$100,000 but less than or equal to \$500,000	\$1383.30
5	Greater than \$500,000 but less than or equal to \$1,000,000	\$1494.60
6	Greater than \$1,000,000 but less than or equal to \$2,000,000	\$1605.90
<b>VicSmart Application</b>		
7	Less than or equal to \$10,000	\$214.60
8	Greater than \$10,000	\$461.10
9	Subdivide or Consolidation of Land	\$214.60
10	VicSmart application (other than a class 7, class 8 or class 9 permit)	\$214.60
<b>Development — Multiple Dwelling and/or Non-Residential</b> To develop land (other than for a single dwelling per lot — eg. multi-unit of two or more, commercial, business or industrial) if the estimated cost of development included in the application is:		
11	Less than or equal to \$100,000	\$1,232.20
12	Greater than \$100,000 but less than or equal to \$1,000,000	\$1661.50
13	Greater than \$1,000,000 but less than or equal to \$5,000,000	\$3,664.90
14	Greater than \$5,000,000 but less than or equal to \$15,000,000	\$9,341.20
15	Greater than \$15,000,000 but less than or equal to \$50,000,000	\$27,546.70
16	Greater than \$50,000,000 * For the first 12 months from commencement of the regulations, the fee for a class 15 permit application (for development over \$50,000,000) will be charged at 50 per cent of the fee set out in the regulations.	\$61,914.60*

The Regulations set fees in fee units. For ease, those fee units have converted to a dollar value on the basis of the value of a fee unit as it is set for the 2016–2017 financial year. A fee unit value is adjusted each year by the Treasurer's amount and is published in the Government Gazette. The Planning and Environment (Fees) Regulations 2016 and the Subdivision (Fees) Regulations 2016 are available at [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au)

## STATUTORY PLANNING FEES

Class	Type of Permit	Fee
<b>Subdivision</b>		
17	To subdivide an existing building (other than VicSmart Class 9 and Class 16)	\$1,415.10
18	To subdivide land into two (2) lots (other than VicSmart Class 9)	\$1,415.10
19	To effect a realignment of a common boundary between lots or consolidate two (2) or more lots. (other than a VicSmart Class 9, 16, 17 or 18)	\$1,415.10
20	Subdivide land	\$1,415.10 per 100 lots
21	To: a) create, vary or remove a restriction within the meaning of the <i>Subdivision Act 1988</i> ; 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 in the nature of an easement (other than right of way) in a Crown grant.	\$1,415.10
<b>Other permit applications</b>		
22	A permit not otherwise provided for in the regulation	\$1,415.10

### SUBDIVISION FEES

Regulation	Purpose	Fee
6	For certification of a plan of subdivision	\$187.60
7	Alteration of plan under Section 10(2) of the Act	\$119.20
8	Amendment of certified plan under section 11(1) of the Act	\$151.00

### APPLICATIONS FOR AMENDMENTS TO PERMITS UNDER SECTION 72 (REGULATION 11)

Class	Type of Permit	Fee
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
<b>Development — 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 development included in the application is:		
3	Less than or equal to \$10,000	\$214.60
4	Greater than \$10,000 but less than or equal to \$100,000	\$675.70
5	Greater than \$100,000 but less than or equal to \$500,000	\$1,383.30
6	Greater than \$500,000 but less than or equal to \$2,000,000	\$1,494.60

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## STATUTORY PLANNING FEES

### APPLICATIONS FOR AMENDMENTS TO PERMITS UNDER SECTION 72 (REGULATION 11)

Class	Type of Permit	Fee
<b>VicSmart Application</b>		
7	Less than or equal to \$10,000	\$214.60
8	Greater than \$10,000	\$461.10
9	Subdivide or Consolidation of Land	\$214.60
10	VicSmart application (other than a class 7, class 8 or class 9 permit)	\$214.60
<b>Development — Multiple Dwelling and/or Non-Residential</b> To develop land (other than for a single dwelling per lot — eg. multi unit of two or more, commercial, business or industrial) if the estimated cost of development included in the application is:		
11	Less than or equal to \$100,000	\$1,232.20
12	Greater than \$100,000 but less than or equal to \$1,000,000	\$1,661.50
13	Greater than \$1,000,000	\$3,664.90
<b>Subdivision</b>		
14	To subdivide an existing building	\$1,415.10
15	To subdivide land into two (2) lots	\$1,415.10
16	To effect a realignment of a common boundary between lots or consolidate two (2) or more lots.	\$1,415.10
17	Subdivide land	\$1,415.10 per 100 lots
18	To: a) create, vary or remove a restriction within the meaning of the <i>Subdivision Act 1988</i> ; 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 in the nature of an easement (other than right of way) in a Crown grant.	\$1,415.10
19	A permit not otherwise provided for in the regulation	\$1,415.10

## OTHER FEES

Regulation	Purpose	Fee
10	For combined permit applications	Sum of the highest of the fees which would have applied if separate applications were made and 50 per cent 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	<p>a) Under section 57A(3)(a) of the <i>Act</i> the fee to amend an application for a permit after notice is given is 40 per cent of the application fee for that class of permit set out in the Table at regulation 9.</p> <p>b) Under section 57A(3)(a) of the <i>Act</i> the fee to amend an application to amend a permit after notice is given is 40 per cent of the application fee for that class of permit set out in the Table at 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 permit	The sum of the highest of the fees which would have applied if separate applications were made and 50 per cent 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 <i>Act</i> : The sum of the highest of the fees which would have applied if separate applications were made and 50 per cent of each of the other fees which would have applied if separate applications were made.
15	For a certificate of compliance	\$349.80

Regulation	Purpose	Fee
16	For an agreement to a proposal to amend or end an agreement under section 173 of the <i>Act</i>	\$707.50
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

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## Council Charges (Non-Statutory Fees)

Planning fees and charges	Fee
Secondary consent amendments (No GST)	\$610
Extension of time request permits (No GST)	\$610
Request confirmation of existing use rights (No GST)	\$122.50
General Planning Enquiry (GST inclusive) Per Enquiry	\$100.00
Search and Copy (No GST)	\$141.00
Preparation of S173 Agreement (GST inclusive)	\$915.00
Request to construct outside construction hours specified on a Permit (GST inclusive)	\$83.00
Planning Pre-Application Advice (Per request)	\$206.50
Tree Local Law Pruning (per tree) (No GST) (Refer to Significant Tree Register)	\$70.00
Tree Local Law Removal (per tree) (No GST) Including works within 2 metres of a canopy Tree or works within the Tree Protection Zone of a Significant Tree	\$140.00
<b>Council Signage Services (No GST)</b>	
1 <sup>st</sup> sign erected by Council	\$215.00
Any additional sign/s erected by Council	\$60.00
For each notice posted by Council	\$11.00
<b>Photocopying (No GST)</b>	
A1 Per Copy	\$13.50
A2 Per Copy	\$8.00
A3 Per Copy (1 or 2 sides)	\$3.50
A4 Per Copy (1 or 2 sides)	\$2.00