

Strategic and Statutory Planning

Application for permits under section 47 of the Planning Environment Act (1987) (Regulation 9)

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 1	Y	Per application	\$1,337.70	\$1,360.80	1.73%	N

Use only

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 2	Y	Per application	\$202.90	\$206.40	1.72%	N

To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 7 permit or a permit to subdivide or consolidate land) if the estimated cost of development is \$10,000 or less

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 3	Y	Per application	\$638.80	\$649.80	1.72%	N

To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$10,000 but not more than \$100,000

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 4	Y	Per application	\$1,307.60	\$1,330.20	1.73%	N

To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$100,000 but not more than \$500,000

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 5	Y	Per application	\$1,412.80	\$1,437.30	1.73%	N

To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$500,000 but not more than \$1,000,000

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 6	Y	Per application	\$1,518.00	\$1,544.30	1.73%	N

To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$1,000,000 but not more than \$2,000,000

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 7	Y	Per application	\$202.90	\$206.40	1.72%	N

VicSmart application if the estimated cost of development is \$10,000 or less

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 8	Y	Per application	\$435.90	\$443.40	1.72%	N

VicSmart application if the estimated cost of development is more than \$10,000

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 9	Y	Per application	\$202.90	\$206.40	1.72%	N

VicSmart application to subdivide or consolidate land

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 10	Y	Per application	\$202.90	\$206.40	1.72%	N

VicSmart application (other than a class 7, class 8 or class 9 permit)

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 11	Y	Per application	\$1,164.80	\$1,185.00	1.73%	N

To develop land (other than a class 2, class 3, class 7 or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is less than \$100,000

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 12	Y	Per application	\$1,570.60	\$1,597.80	1.73%	N

To develop land (other than a class 4, class 5, or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$100,000 and not more than \$1,000,000

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 13	Y	Per application	\$3,464.40	\$3,524.30	1.73%	N

To develop land (other than a class 6 or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$1,000,000 and not more than \$5,000,000

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 14	Y	Per application	\$8,830.10	\$8,982.90	1.73%	N

To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$5,000,000 and not more than \$15,000,000

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 15	Y	Per application	\$26,039.50	\$26,489.90	1.73%	N

To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$15,000,000 and not more than \$50,000,000

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 16	Y	Per application	\$58,526.80	\$59,539.30	1.73%	N

To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$50,000,000

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 17	Y	Per application	\$1,337.70	\$1,360.80	1.73%	N

To subdivide an existing building (other than a class 9 permit)

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 18	Y	Per application	\$1,337.70	\$1,360.80	1.73%	N

To subdivide land into 2 lots (other than a class 9 or class 17 permit)

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 19	Y	Per application	\$1,337.70	\$1,360.80	1.73%	N

To effect a realignment of a common boundary between lots or consolidate 2 or more lots (other than a class 9 permit)

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 20	Y	Per application	\$1,337.70	\$1,360.80	1.73%	N

Subdivide land (other than a class 9, class 17, class 18 or class 19 permit) *

* Per 100 lots created or part thereof

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 21	Y	Per application	\$1,337.70	\$1,360.80	1.73%	N

Applications to:

- 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 in the nature of an easement (other than right of way) in a Crown grant

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 22	Y	Per application	\$1,337.70	\$1,360.80	1.73%	N

A permit not otherwise provided for in the regulation

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

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 1 Amendments	Y	Per application	\$1,337.70	\$1,360.80	1.73%	N

Amendment to a permit to change the use of land allowed by the permit or allow a new use of land

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 2 Amendments	Y	Per application	\$1,337.70	\$1,360.80	1.73%	N

Amendment to a permit (other than a permit to develop land for a single dwelling per lot or to use and develop land for a single dwelling per lot or to undertake development ancillary to the use of land for a single dwelling per lot) to change the statement of what the permit allows or to change any or all of the conditions which apply to the permit

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 3 Amendments	Y	Per application	\$202.90	\$206.40	1.72%	N

Amendment to a class 2, class 3, class 4, class 5 or class 6 permit if the cost of any additional development permitted by the amendment is \$10,000 or less

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 4 Amendments	Y	Per application	\$638.80	\$649.80	1.72%	N

Amendment to a class 2, class 3, class 4, class 5 or class 6 permit if the cost of any additional development permitted by the amendment is more than \$10,000 but not more than \$100,000

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 5 Amendments	Y	Per application	\$1,307.60	\$1,330.20	1.73%	N

Amendment to a class 2, class 3, class 4, class 5 or class 6 permit if the cost of any additional development permitted by the amendment is more than \$100,00 but not more than \$500,000

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 6 Amendments	Y	Per application	\$1,412.80	\$1,437.30	1.73%	N

Amendment to a class 2, class 3, class 4, class 5 or class 6 permit if the cost of any additional development permitted by the amendment is more than \$500,000

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 7 Amendments	Y	Per application	\$202.90	\$206.40	1.72%	N

Amendment to a permit that is the subject of VicSmart application, if the estimated cost of the additional development is \$10,000 or less

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 8 Amendments	Y	Per application	\$435.90	\$443.40	1.72%	N

Amendment to a permit that is the subject of VicSmart application, if the estimated cost of the additional development is more than \$10,000

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 9 Amendments	Y	Per application	\$202.90	\$206.40	1.72%	N

Amendment to a class 9 permit

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 10 Amendments	Y	Per application	\$202.90	\$206.40	1.72%	N

Amendment to a class 10 permit

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 11 Amendments	Y	Per application	\$1,164.80	\$1,232.30	5.79%	N

Amendment to a class 11, class 12, class 13, class 14, class 15 or class 16 permit if the estimated cost of the additional development to be permitted by the amendment is \$100,000 or less

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 12 Amendments	Y	Per application	\$1,570.60	\$1,597.80	1.73%	N

Amendment to a class 12, class 13, class 14, class 15 or class 16 permit if the estimated cost of any additional development to be permitted by the amendment is more than \$100,000 but not more than \$1,000,000

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 13 Amendments	Y	Per application	\$3,464.40	\$3,524.30	1.73%	N

Amendment to a class 11, class 12, class 13, class 14, class 15 or class 16 permit if the estimated cost of any additional development to be permitted by the amendment is more than \$1,000,000

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 14 Amendments	Y	Per application	\$1,337.70	\$1,360.80	1.73%	N

Amendment to a class 17 permit

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 15 Amendments	Y	Per application	\$1,337.70	\$1,360.80	1.73%	N

Amendment to a class 18 permit

Appendix A
Fees and Charges

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 16 Amendments	Y	Per application	\$1,337.70	\$1,360.80	1.73%	N

Amendment to a class 19 permit

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 17 Amendments	Y	Per application	\$1,337.70	\$1,360.80	1.73%	N

Amendment to a class 20 permit *

* Per 100 lots created or part thereof

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 18 Amendments	Y	Per application	\$1,337.70	\$1,360.80	1.73%	N

Amendment to a class 21 permit

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Class 19 Amendments	Y	Per application	\$1,337.70	\$1,360.80	1.73%	N

Amendment to a class 22 permit

Subdivision (Fees) Regulations 2016

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Regulation 6	Y	Per request	\$177.40	\$180.40	1.69%	N

For certification of a plan of subdivision

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Regulation 7	Y	Per request	\$112.70	\$114.70	1.77%	N

Alteration of plan under section 10(2) of the Act

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Regulation 8	Y	Per request	\$142.80	\$145.30	1.75%	N

Amendment of certified plan under section 11(1) of the Act

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Regulation 9	Y	Per request	0.75% of estimated cost of construction of the works proposed in the engineering plan	0.75% of estimated cost of construction of the works proposed in the engineering plan	0.75% of estimated cost of construction of the works proposed in the engineering plan	N

Checking of engineering plans

0.75% of the estimated cost of construction of the works proposed in the engineering plan (maximum fee)

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Regulation 10	Y	Per request	3.5% of estimated cost of works proposed in	3.5% of estimated cost of works proposed in	3.5% of estimated cost of works proposed in the	N

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
			the engineering plan	the engineering plan	engineering plan	

Engineering plan prepared by council

3.5% of the cost of works proposed in the engineering plan (maximum fee)

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Regulation 11	Y	Per request	2.5% of estimated cost of construction of the works	2.5% of estimated cost of construction of the works	2.5% of estimated cost of construction of the works	N

Supervision of works

2.5% of the estimated cost of construction of the works (maximum fee)

Planning and Environment (Fees) Regulations 2016

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Regulation 10	Y	Per application	Sum of the highest fee and then 50% of each of the other applicable fee/s	Sum of the highest fee and then 50% of each of the other applicable fee/s	Sum of the highest fee and then 50% of each of the other applicable fee/s	N

For combined permit applications:

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

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Regulation 12	Y	Per application	40% of application fee for class of permit	40% of application fee for class of permit	40% of application fee for class of permit	N

Amend an application for a permit or an application to amend a permit:

- 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
- 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 regulation 11 and any additional fee under c) below
- 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

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Regulation 13	Y	Per application	Sum of the highest fee and then 50% of each of the other applicable fee/s	Sum of the highest fee and then 50% of each of the other applicable fee/s	Sum of the highest fee and then 50% of each of the other applicable fee/s	N

For a combined application to amend permit:

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

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Regulation 14	Y	Per application	Sum of the highest fee and then 50% of each of the other applicable fee/s	Sum of the highest fee and then 50% of each of the other applicable fee/s	Sum of the highest fee and then 50% of each of the other applicable fee/s	N

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

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Regulation 15	Y	Per certificate	\$330.70	\$336.40	1.72%	N

For a certificate of compliance in accordance with Part 4A of the Planning and Environment Act 1987

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Regulation 16	Y	Per agreement	\$668.80	\$680.40	1.73%	N

For an agreement to a proposal to amend or end an agreement under section 173 of the Act

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Regulation 18	Y	Per application	\$330.70	\$336.40	1.73%	N

Where a planning scheme specifies that a matter must be done to the satisfaction of a responsible authority, Minister, public authority or municipal council

Other Fees and Charges

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Developer open space levy (charge dependent on land value)	Y	Sliding scale applies	Statutory Fee	Statutory Fee	Statutory Fee	N
Preparation of section 173 agreements	N	Per agreement	\$867.00	\$885.00	2.08%	Y
General planning enquiries requiring written response	N	Per enquiry	\$94.50	\$96.80	2.43%	Y
Request for confirmation of existing use rights	N	Per property	\$116.00	\$118.50	2.16%	N
Planning application - 1st sign. When sign is erected on behalf of applicant (includes lamination)	N	Per sign	\$202.50	\$207.00	2.22%	N
Planning application - 2nd and subsequent signs. When sign is erected on behalf of applicant (includes lamination)	N	Per sign	\$56.50	\$57.80	2.30%	N
For each notice posted by Council	N	Per application	\$10.40	\$10.60	1.92%	N
Photocopy - A1 black and white	N	Per copy	\$12.60	\$12.80	1.59%	N
Photocopy - A2 black and white	N	Per copy	\$7.70	\$7.80	1.30%	N
Photocopy - A3 black and white	N	Per copy	\$3.30	\$3.40	3.03%	N
Photocopy - A4 black and white	N	Per copy	\$1.90	\$2.00	5.26%	N

Name	Statutory Fee	Unit	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	GST
Planning search fee (considered as information request)	N	Per request	\$133.00	\$136.00	2.26%	N
Secondary consent requests and requests for an extension of time to a planning permit	N	Per request	\$578.00	\$590.00	2.08%	N
Fee for applications made under the Tree Protection Local Law, including works within 2 meters of a Canopy Tree or works within the Tree Protection Zone of a Significant Tree	N	Per tree sought to be removed, pruned or to have works undertaken within 2 meters of a Canopy Tree or within the Tree Protection zone of a Significant Tree	\$85 (per tree sought to be removed or works within 2 meters of a Canopy Tree or within the Tree Protection zone of a Significant Tree), \$42.50 (per Significant Tree sought to be pruned)	\$85 (per tree sought to be removed or works within 2 meters of a Canopy Tree or within the Tree Protection zone of a Significant Tree), \$42.50 (per Significant Tree sought to be pruned)	\$85 (per tree sought to be removed or works within 2 meters of a Canopy Tree or within the Tree Protection zone of a Significant Tree), \$42.50 (per Significant Tree sought to be pruned)	N
Request to construct outside construction hours specified in a permit	N	Per day	\$78.00	\$80.00	2.56%	N