

Town Planning Fee Schedule 2021-2022

NOTE: PLANNING APPLICATIONS WILL NOT BE PROCESSED UNLESS SUBMITTED WITH THE APPLICATION FEE	Permit Fee Class* ¹	Permit Fee	Amendment Fee Class* ²	Amendment Fee
PERMIT APPLICATIONS (Account No. 3430964112)	Regulation 9		Regulation 11	
Use only	Class 1	\$1,337.70	Class 1	\$1,337.70
Develop or use land for one dwelling excluding Class 7 (\$10,000 or less)	Class 2	\$202.90	Class 3	\$202.90
Develop or use land for one dwelling \$10,001 to \$100,000	Class 3	\$638.80	Class 4	\$638.80
Develop or use land for one dwelling \$100,001 to \$500,000	Class 4	\$1,307.60	Class 5	\$1,307.60
Develop or use land for one dwelling \$500,001 to \$1,000,000	Class 5	\$1,412.80	Class 6	\$1,412.80
Develop or use land for one dwelling \$1,000,001 to \$2,000,000	Class 6	\$1,518.00	Class 6	\$1,518.00
VicSmart (Estimated cost of development \$10,000 or less)	Class 7	\$202.90	Class 7	\$202.90
VicSmart (Estimated cost of development \$10,001 or more)	Class 8	\$435.90	Class 8	\$435.90
VicSmart – application to subdivide or consolidate land	Class 9	\$202.90	Class 9	\$202.90
Development less than \$100,000 (other than a class 2, class 3, class 7 or class 8 or a permit to subdivide or consolidate land)	Class 10	\$1,164.80	Class 10	\$1,164.80
Development \$100,001 - \$1,000,000 (other than a class 4, class 5, class 8 or a permit to subdivide or consolidate land)	Class 11	\$1,570.60	Class 11	\$1,570.60
Development \$1,000,001 - \$5,000,000 (other than a class 6 or class 8 or a permit to subdivide or consolidate land)	Class 12	\$3,464.40	Class 12	\$3,464.40
Development \$5,000,001 - \$15,000,000 (other than a class 8 or a permit to subdivide or consolidate land)	Class 13	\$8,830.10	Class 12	\$3,464.40
Development \$15,000,001 - \$50,000,000 (other than a class 8 or a permit to subdivide or consolidate land)	Class 14	\$26,039.50	Class 12	\$3,464.40
Development more than \$50,000,000 (other than a class 8 or a permit to subdivide or consolidate land)	Class 15	\$58,526.80	Class 12	\$3,464.40
To subdivide an existing building (other than a class 9 permit)	Class 16	\$1,337.70	Class 13	\$1,337.70
To subdivide land into two lots (other than a class 9 or class 16 permit)	Class 17	\$1,337.70	Class 14	\$1,337.70

To affect a realignment of a common boundary between lots or to consolidate two or more lots (other than a class 9 permit)	Class 18	\$1,337.70	Class 15	\$1,337.70
To subdivide land (other than a class 9, class 16, class 17 or class 18 permit)	Class 19	\$1,337.70 per 100 lots created	Class 16	\$1,337.70 per 100 lots created
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.	Class 20	\$1,337.70	Class 17	\$1,337.70
A permit not otherwise provided for in the regulation	Class 21	\$1,337.70	Class 18	\$1,337.70
To amend 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 - To change any or all of the conditions which apply to the permit			Class 2	\$1,337.70
Extension of Time 1 st request (No GST is applicable)			N/A	\$208
Extension of Time 2 nd request (No GST is applicable)			N/A	\$229.00
Extension of Time 3 rd or more request (No GST is applicable)			N/A	\$274.00
Secondary Consent			N/A	\$1260.00

NOTE:

Statutory Planning Fees as outlined by the Planning and Environment Fees Regulations (2016) are exempt from GST.

*1 – A definition of the classes is outlined in Regulation 9 of the Planning and Environment Fees Regulations (2016)

*2 – A definition of the classes is outlined in Regulation 11 of the Planning and Environment Fees Regulations (2016)

COMBINED PERMIT APPLICATION

The fee for an application for more than one class of permit set out in regulation 9 is the sum of (a) the highest of the fees which would have applied if separate applications had been made; and (b) 50% of each of the other fees which would have applied if separate applications had been made.

COMBINED PERMIT AMENDMENT FEES

The fee for an application for any combination of matters set out in one or more classes of application in regulation 11 is the sum of (a) the highest of the fees which would have applied if separate applications had been made; and (b) 50% of each of the other fees which would have applied if separate applications had been made.

NOTE: An application to amend a permit to undertake development ancillary to the use of the land for a single dwelling per lot where the total estimated cost of the development originally permitted and the additional development to be permitted by the amendment is not more than \$10,000 does not fall into any fee class and therefore will not be subject to any fee. This also means that a request to amend such an application after notice has been given will also not be subject to any fee under regulation 12.

Amendments sought after notice has been given in accordance with Section 52 of the Act but prior to the application being determined incur a fee of 40% of the fee for that class of permit (Regulation 9 & 11).

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, the applicant must pay an additional fee being the difference the original class of application and the amended class of permit.

ADVERTISING OF APPLICATIONS BY COUNCIL (Account No. 3430964214)		GST		
On Site Advertising Sign (per sign)	\$56	No		
1 to 5 notices	\$109	No		
6 to 10 notices	\$174	No		
11 to 20 notices	\$217	No		
20+ notices	\$242	No		
Plus (\$) per notice (after 20 notices)	\$8			
Installation of Advertising Sign	\$100	No		
SUBDIVISION CERTIFICATION (Account No. 343634114):				
Certification of a Plan of Subdivision – Regulation 6	\$177.40	No		
Re-Certification – Regulation 8 - Amendment of certified plan under section 11(1) of the Act	\$142.80	No		
Amendment to a Plan before Certification – Regulation 7 – Alteration of a plan under 10(2) of the Act	\$112.70	No		
DECISION ON MATTERS IN PLANNING SCHEME EG. DEVELOPMENT PLANS (Account No. 3430964112)				
Satisfaction Matters (Regulation 18)	\$330.70	No		
PLANNING SCHEME AMENDMENTS (Account No. 3430964113)		Stage/ Reg.	Fee*	GST
a) Considering a request to amend a planning scheme; and b) Taking action required by Division 1 of Part 3 of the Planning and Environment Act 1987 and; c) Considering any submissions which do not seek a change to the amendment; and d) If applicable, abandoning the amendment		Stage 1	\$3,096.20	No
a) Considering i. up to and including 10 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; ii. 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; and ' iii. Submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel; and b) providing assistance to a panel in accordance with section 158 of the Act;		Stage 2	\$15,345.60 \$30,661.20 \$40,986.80	No

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 panel's report, abandoning the amendment			
a) adopting an amendment or a part of an amendment in accordance with section 29; and b) submitting the amendment for approval in accordance with section 31 and c) giving the notice of the approval of the amendment required by section 36(2) of the Act.	Stage 3	\$488.50	No
a) consideration by the Minister of a request to approve the amendment in accordance with section 35 of the Act; and b) giving notice of approval of the amendment in accordance with section 36(1) of the Act.	Stage 4	\$488.50	No
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. (Regulation 7)	Reg. 7	\$4,058.10	No
For requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed under section 20A of the Act.	Reg. 8	\$977.00	No

COMBINED PERMIT APPLICATION AND PLANNING SCHEME AMENDMENT

The fee for an application for a planning permit combined with a request for amendment of a planning scheme, made in accordance with Section 96A, is the sum arrived at by adding the higher of the fees plus 50% of the lower of the fees which would have applied if separate applications had been made.

OTHER FEES (Account No. 3430964115):		GST
Pre-Application Advice – 1 st Request	\$250	Yes
Pre-Application Advice – Subsequent Requests	\$150	Yes
Certificate of Compliance (97N)	\$330.70	No
Demolition Consent as required under the Building Act (Form 29A)	\$86.40	No
General Enquiry Letters	\$125	Yes
Application for Information on Planning Controls per property	\$125	Yes
Copy of Permit	\$125 per Permit	Yes
Copy of Endorsed Plans (Planning purposes only)	\$125 per Permit	Yes
Copy of Title (Administration Fee)	\$55	Yes
Preparation of S173 Agreement	\$594	Yes
For an agreement to a proposal to amend or end an agreement under section 173 of the Act	\$668.80	No
For a planning certificate	\$22.50 for an application not made electronically \$7 for an application made electronically	No
Photocopying	\$0.50 per page	Yes
Sale of Publication	\$18	No
Compliance Inspection – Re-inspection	\$214.20	No