

## Statutory Planning Fees and Charges – 2024/25

### PLANNING AND ENVIRONMENT (FEES) REGULATIONS 2016

Fee name		GST?	Fee
<b>Regulation 6 – Planning scheme amendments</b>			
Stage 1	<ul style="list-style-type: none"> <li>consider request to amend</li> <li>consider submissions that do not seek a change to the amendment</li> <li>if applicable, abandonment of amendment</li> </ul>	No	\$3,364.00
Stage 2	<ul style="list-style-type: none"> <li>consideration of submissions seeking a change to the amendment</li> <li>referral of amendment to a panel where necessary</li> <li>consideration of panel report</li> <li>if applicable, abandonment of amendment</li> </ul>	No	\$16,273.00 to \$44,532.00
Stage 3	<ul style="list-style-type: none"> <li>adoption of the amendment</li> <li>submission of amendment to the Minister (s31)</li> <li>giving notice of approval of amendment</li> </ul>	No	\$531.00
Stage 4	<ul style="list-style-type: none"> <li>consideration of request to approve amendment by Minister</li> <li>giving notice of approval of amendment</li> </ul>	No	\$531.00
Request for Minister to prepare amendment to planning scheme exempted from certain requirements (Reg. 7)		No	\$4,293.00
Request for Minister to prepare amendment to planning scheme of a Class prescribed (Reg. 8)		No	\$1,034.00
<b>Regulation 9 – Applications for permits</b>			
<b>Use of land</b>			
Class 1	Use of land only	No	\$1,453.00
<b>Single dwelling</b>			
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			
Class 2	Single dwelling per lot - \$10,000 or less	No	\$221.00
Class 3	Single dwelling per lot - \$10,001 to \$100,000	No	\$694.00
Class 4	Single dwelling per lot - \$100,001 to \$500,000	No	\$1,421.00
Class 5	Single dwelling per lot - \$500,001 to \$1,000,000	No	\$1,535.00
Class 6	Single dwelling per lot - \$1,000,001 to \$2,000,000	No	\$1,649.00

Fee name		GST?	Fee
<b>VicSmart</b>			
Class 7	VicSmart - \$10,000 or less	No	\$221.00
Class 8	VicSmart - more than \$10,000	No	\$474.00
Class 9	VicSmart - subdivision or consolidation of land	No	\$221.00
Class 10	VicSmart - other than Classes 7, 8 or 9	No	\$221.00
<b>Other development</b>			
Class 11	\$100,000 or less	No	\$1,266.00
Class 12	\$100,001 to \$1,000,000	No	\$1,707.00
Class 13	\$1,000,001 to \$5,000,000	No	\$3,764.00
Class 14	\$5,000,001 to \$15,000,000	No	\$9,594.00
Class 15	\$15,000,001 to \$50,000,000	No	\$28,292.00
Class 16	more than \$50,000,001	No	\$63,589.00
<b>Subdivision</b>			
Subdivision, realignment of boundaries, consolidation, or creation, variation or removal of restrictions, easements and right of ways			
Class 17	Subdivision - existing building - other than Class 9	No	\$1,453.00
Class 18	Subdivision - two lots - other than Classes 9 or 17	No	\$1,453.00
Class 19	Realignment of a common boundary between lots or consolidation of two or more lots - other than Class 9	No	\$1,453.00
Class 20	Subdivision - other than Classes 9, 17, 18 or 19	No	\$1453.00 per 100 lots
Class 21	<ul style="list-style-type: none"> <li>• Create, vary, or remove a restriction (within the meaning of the Subdivision Act 1988); or</li> <li>• Create or remove a right of way; or</li> <li>• Create, vary, or remove an easement other than a right of way; or</li> <li>• Vary or remove a condition in the nature of an easement (other than a right of way) in a Crown grant.</li> </ul>	No	\$1,453.00
<b>Other development</b>			
Class 22	A permit not otherwise provided for in Classes 1 to 21	No	\$1,453.00
<b>Regulation 10 – Combined applications</b>			
Combined application for more than one Class of permit under Regulation 9.		No	Sum of highest fee plus 50% of each other applicable fees under Reg.9

Fee name		GST?	Fee
<b>Regulation 11 - Applications to amend a permit</b>			
Class 1	Change use of land allowed by permit or allow new use	No	\$1,453.00
Class 2	Amendment to a permit (other than in relation to single dwellings per lot) to change: <ul style="list-style-type: none"> <li>statement of what the permit allows</li> <li>any or all of the permit conditions</li> </ul>	No	\$1,453.00
Class 3	Amendment to Class 2, 3, 4, 5 or 6 permit - \$10,000 or less	No	\$221.00
Class 4	Amendment to Class 2, 3, 4, 5 or 6 permit - \$10,001 to \$100,000	No	\$694.00
Class 5	Amendment to Class 2, 3, 4, 5 or 6 permit - \$100,001 to \$500,000	No	\$1,421.00
Class 6	Amendment to Class 2, 3, 4, 5 or 6 permit - more than \$500,000	No	\$1,535.00
Class 7	Amendment to a VicSmart permit - \$10,000 or less	No	\$221.00
Class 8	Amendment to a VicSmart permit - more than \$10,000	No	\$474.00
Class 9	Amendment to Class 9 permit	No	\$221.00
Class 10	Amendment to Class 10 permit	No	\$221.00
Class 11	Amendment to Class 11, 12, 13, 14, 15 or 16 permit - \$100,000 or less	No	\$1,266.00
Class 12	Amendment to Class 11, 12, 13, 14, 15 or 16 permit - \$100,001 to \$1,000,000	No	\$1,707.00
Class 13	Amendment to Class 11, 12, 13, 14, 15 or 16 permit - more than \$1,000,000	No	\$3,764.00
Class 14	Amendment to Class 17 permit	No	\$1,453.00
Class 15	Amendment to Class 18 permit	No	\$1,453.00
Class 16	Amendment to Class 19 permit	No	\$1,453.00
Class 17	Amendment to Class 20 permit	No	\$1453.00 per 100 lots
Class 18	Class 18 - Amendment to Class 21 permit	No	\$1,453.00
Class 19	Class 19 - Amendment to Class 22 permit	No	\$1,453.00
<b>Regulation 12 – Request to amend an applications</b>			
<b>Amend an application for permit (all classes) after s52 notice</b>			
No change to Class of permit		No	40% of fee under Reg.9
Change to Class of permit with a higher application fee		No	40% of fee under Reg.9 plus difference between original and new Class fee

Fee name	GST?	Fee
<b>Amend an application to amend a permit</b>		
Amend an application to amend a permit (all Classes) after s52 notice of the application has been given - no change to Class of permit	No	40% of fee under Reg.11
Amend an application to amend a permit (all Classes) after s52 notice of the application has been given - change to Class of permit with a higher application fee	No	40% of fee under Reg.11 for original Class of permit plus difference between original fee and fee for new Class of permit
<b>Regulation 13 – Request to amend an application under s57A</b>		
Application for any combination of matters in one or more Classes of application under Regulation 11.	No	Sum of highest fee plus 50% of each other applicable fees under Reg.11
<b>Regulation 14 – Combined permit and amendment process</b>		
Application for permit when amendment to planning scheme requested - one Class of permit only	No	50% of fee under Reg.9
Application for permit when amendment to planning scheme requested - more than one Class of permit	No	50% of highest fee under Reg.9
<b>Regulation 15 – Certificate of compliance</b>		
Certificate of compliance	No	\$359.00
<b>Regulation 16 – Applications to amend or end a s173 agreement</b>		
Amend or end an agreement	No	\$727.00
<b>Regulation 17 – Planning certificates</b>		
Planning Certificate - non-electronically lodged application	No	\$25.00
Planning Certificate - electronically lodged application	No	\$8.00
<b>Regulation 18 – Determination matters to the satisfaction of a person or body</b>		
Determination that matters specified by a planning scheme has been done satisfactorily	No	\$359.00

## COUNCIL FEES

Fee name		GST?	Fee
<b>Notice of application</b>			
Notice to neighbours – general notification		Yes	\$85.25
Additional notices		Yes	\$11.55 per notice
Notice on land (up to 2 notices)		Yes	\$170.50
Additional notices on land (per notice)		Yes	\$22.00 per additional notice
Notice in paper		Yes	Cost + 10% administration fee
Redaction of Public notification		Yes	\$49.50 Up to 20 Pages
Redaction of Public notification		Yes	\$82.50 20 to 50 Pages
Redaction of Public notification		Yes	\$132.00 more than 51 Pages
<b>Request for extension of time</b>			
1 <sup>st</sup> request	Development less than \$1M, Subdivisions of 2-20 lots, and Change of Use	Yes	\$268.00
2 <sup>nd</sup> request	Development less than \$1M, Subdivisions of 2-20 lots, and Change of Use	Yes	\$421.50
3 <sup>rd</sup> + request	Development less than \$1M, Subdivisions of 2-20 lots, and Change of Use	Yes	\$637.50
1 <sup>st</sup> request	Development more than \$1M, Subdivisions of 21 + lots	Yes	\$524.00
2 <sup>nd</sup> request	Development more than \$1M, Subdivisions of 21 + lots	Yes	\$1007.00
3 <sup>rd</sup> + request	Development more than \$1M, Subdivisions of 21 + lots	Yes	\$1,490.00
<b>Planning advice and information</b>			
Planning advice in writing		Yes	\$302.50
Copy of Certificate of title and instruments		Yes	\$67.00 + cost of Land Registry search
Copy of planning permit, endorsed plans or occupancy permit – on site		Yes	\$55.00
Copy of planning permit, endorsed plans or occupancy permit – off site		Yes	\$110.00
Advice in writing for Building Permit		Yes	\$165.00

Fee Name	GST	FEE
<b>Planning assessment/consideration</b>		
Sect 173 agreements	Yes	\$480.70 per agreement
Secondary consent	Yes	\$271.70
Assessment and Endorsement of Condition 1 Plans	Yes	\$165.00
Development Plans - Assessment or amendment	Yes	\$385.00
Demolition of Building s29A Consent - Consideration of request	Yes	\$71.50
Timber Harvesting Plans - Assessment and inspection	Yes	\$124.85
Planning panel - proponent requested amendment	Yes	cost of panel