

Fees for applications for permits under Section 47 of the Planning and Environment Act 1987 (regulation 9)



Class

Use only	\$1,415.10
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Single dwelling or associated works

2	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	\$214.65
3	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	\$675.75
4	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	\$1,383.30
5	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	\$1,494.60
6	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	\$1,605.90

VICSMART

7	VicSmart application if the estimated cost of development is \$10,000 or less	\$214.65
8	VicSmart application if the estimated cost of development is more than \$10,000	\$461.10
9	VicSmart application to subdivide or consolidate land	\$214.65
10	VicSmart application (other than a class 7, class 8 or class 9 permit)	\$214.65

Development of land

11	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	\$1,232.25
12	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	\$1,661.55
13	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	\$3,664.95
14	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	\$9,341.25
15	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	\$27,546.75
16	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*	\$61,914.60
17	To subdivide an existing building (other than a class 9 permit)	\$1,415.10
18	To subdivide land into 2 lots (other than a class 9 or class 16 permit)	\$1,415.10
19	To effect a realignment of a common boundary between lots or consolidate 2 or more lots (other than a class 9 permit)	\$1,415.10
20	Subdivide land (other than a class 9, class 16, class 17 or class 18 permit)(per 100 lots)	\$1,415.10
21	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.	
22	A permit not otherwise provided for in the regulation	\$1,415.10

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

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 (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.	\$1,415.10
3	Amendment to a class 2 permit *	\$214.65
4	Amendment to a class 3 permit *	\$675.75
5	Amendment to a class 4 permit *	\$1,383.30
6	Amendment to a class 5 or class 6 permit *	\$1,494.60
7	Amendment to a class 7 permit *	\$214.65
8	Amendment to a class 8 permit *	\$461.10
9	Amendment to a class 9 permit *	\$214.65
10	Amendment to a class 10 permit *	\$1,232.25
11	Amendment to a class 11 permit *	\$1,661.55
12	Amendment to a class 12, 13, 14 or 15 permit *	\$3,664.95
13	Amendment to a class 16 permit *	\$1,415.10
14	Amendment to a class 17 permit *	\$1,415.10
15	Amendment to a class 18 permit *	\$1,415.10
16	Amendment to a class 19 permit *	\$1,415.10
17	Amendment to a class 20 permit *	\$1,415.10
18	Amendment to a class 21 permit *	\$1,415.10

Other Fees

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.	\$4,293.00
8	For requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed under section 20A of the Act.	\$1,033.50
10	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
12	Amend an application for a permit or an application to amend a permit	<p>a) 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</p> <p>b) 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</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% of each of the other fees which would have applied if separate applications were made
14	For a combined permit and planning scheme amendment	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

Other Fees

15	For a certificate of compliance 97N	\$349.80
16	For an agreement to a proposal to amend or end an agreement under section 173 of the Act	\$707.55
17	For a planning certificate	a) 1.5 fee units for an application not made electronically b) \$7.52 for an application made electronically
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 (Satisfactory Matter)	\$349.80

Non-Statutory

	Provision of advice and copies of permits and plans	\$130.00
	Secondary Consent under a permit	\$160.00
	Notification	
	Standard administration fee	\$45.00
	Sign on site	\$45.00
	Per notice sent	\$8.70
	Newspaper notice, if required	at cost
	Extension of Time to a Planning Permit	
	First request	\$150.00
	Second and subsequent requests	\$300.00

Subdivision (Fees) Regulations 2016

6	For certification of a plan of subdivision	\$187.62
7	Alteration of plan under section 10(2) of the Act	\$119.25
8	Amendment of certified plan under section 11(1) of the Act	\$151.05
9	Checking of engineering plans	0.75% of the estimated cost of construction of the works proposed in the engineering plan (maximum fee)
10	Engineering plan prepared by council	3.5% of the cost of works proposed in the engineering plan (maximum fee)
11	Supervision of works	2.5% of the estimated cost of construction of the works (maximum fee)

Planning Scheme Amendment (Regulation 6)

Stage	Stage of Amendment	
1	For:	\$3,275.40
	a) considering a request to amend a planning scheme; and	
	b) taking action required by Division 1 of Part 3 of the Act; and	
	c) considering any submissions which do not seek a change to the amendment; and	
	d) if applicable, abandoning the amendment	
2	For:	
	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; or	\$16,233.90
	(ii) 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or	\$32,436.00
	(iii) Submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel; and	\$43,359.30
	b) Providing assistance to a panel in accordance with section 158 of the Act; 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.	
3	For:	
	a) adopting the amendment or part of the amendment in accordance with section 29 of the Act; and	\$516.75
	b) submitting the amendment for approval by the Minister in accordance with section 31 of the Act; and	\$516.75
	c) giving the notice of the approval of the amendment required by section 36(2) of the Act.	\$516.75
4	For:	
	a) consideration by the Minister of a request to approve the amendment in accordance with section 35 of the Act; and	\$516.75
	b) giving notice of approval of the amendment in accordance with section 36(1) of the Act.	\$516.75