

# Planning fees Planning services



July 2024

PLANNING PERMIT FEES	NOTE	FEE (INCLUDING GST)	GST 10%	OFFICE USE
Class 1 use only	Change of use	\$1,453.40	N/A	(PIng) C1
<b>SINGLE DWELLING</b>	Development, or use and development and ancillary works for a single dwelling on a lot			
Class 2 \$10,000 or less	Does not apply to an application to remove/prune trees only – refer below	\$220.50	N/A	(PIng) C2-6
Class 3 \$10,000.01 - \$100,000		\$694.00		
Class 4 \$100,001 - \$500,000		\$1,420.70		
Class 5 \$500,000.01 - \$1,000,000		\$1,535.00		
Class 6 \$1,000,000.01 - \$2,000,000*	More than \$2,000,000 refer Class 13 to Class 16	\$1,649.30		
<b>VICSMART</b>	VicSmart applications only (Refer below for tree removal/pruning fee)			
Class 7	Estimated cost of development is \$10,000 or less	\$220.50	N/A	(PIng) C7-8
Class 8	Estimated cost of development is more than \$10,000*	\$473.60		
Class 9	Subdivide or Consolidate	\$220.50		(PIng) C9
Class 10	VicSmart applications other than Class 7, 8 or 9	\$220.50		(PIng) C10
<b>TREE REMOVAL</b>				
Arborist Review Tree <b>Removal</b>		\$200.00	10%	(PIng) Arbor
Arborist Review Tree <b>Pruning</b>		\$100.00		(PIng) ArborP
<b>OTHER DEVELOPMENT</b>				
Class 11 \$100,000 or less		\$1,265.60	N/A	(PIng) C11-16
Class 12 \$100,000.01 - \$1,000,000		\$1,706.50		
Class 13 \$1,000,000.01 - \$5,000,000*		\$3,764.10		
Class 14 \$5,000,000.01 - \$15,000,000*		\$9,593.90		
Class 15 \$15,000,000.01 - \$50,000,000*		\$28,291.70		
Class 16 more than \$50,000,000.01*		\$63,589.00		
Class 22	A permit not otherwise provided for in the Regulations – including signage	\$1,453.40		
Combined planning permit applications (excludes certification and compliance)	Sum of the highest of the fees which would have applied if separate applications were made and 50% of each of the other fees	Refer Note	(PIng) CP	
*A Metropolitan Planning Level Certificate must be submitted with an estimated cost of development in excess of the 2024-2025 threshold of \$1,271,000 as stipulated by the State Revenue Office. All enquires and more information, refer to <a href="http://sro.vic.gov.au/metropolitan-planning-levy">sro.vic.gov.au/metropolitan-planning-levy</a>				

PLANNING PERMIT FEES	NOTE	FEE (INCLUDING GST)	GST 10%	OFFICE USE
<b>AMENDMENTS AFTER NOTICE (PRIOR TO DECISION) FEES</b>				
Reg 12 (a)	Amend an application for a permit	40% of the fee for that Class	N/A	(PIng) AMDAN
Reg 12 (b)	Amend an application to amend a permit	40% of the fee for that Class		
Reg 12 (c)	If the application to amend an application for a permit or amend an application to amend a permit results in a new Class of permit having a higher application fee, an additional fee bring the difference of the original class of application and the amended class of permit	Refer Note		
<b>SUBDIVISION FEES</b>				
Class 9	VicSmart - Subdivide or Consolidate	\$220.50	N/A	(PIng) C9
Class 17	To subdivide an existing building (other than VicSmart)	\$1,453.40		(PIng) C17-21
Class 18	To subdivide land into two lots (other than VicSmart)			
Class 19	Realignment of common boundary or consolidate two or more lots	\$1,453.40	N/A	(PIng) 17-21)
Class 20	Subdivide land (other than VicSmart)*	\$1,453.40 per 100 lots		(PIng) C20
Class 21	Create, vary or remove a restriction, create or remove a right of way or, vary or remove a condition of an easement in a Crown grant	\$1,453.40		(PIng) C17-21
Reg 6	For certification of a Plan of Subdivision	\$192.70		(Cert) Reg 6
Reg 7	Alteration of plan under Section 10(2) of the Act (prior to certification)	\$122.50		(Cert) Reg 7
Reg 8	Amendment of certified plan under Section 11(1) of the Act	\$155.10		(Cert) Reg 8
Reg 9	Checking of engineering plans	0.75% of the estimated cost of construction		(Bonds) Plchk
Reg 10	Engineering Plan prepared by Council	3.5% of the cost of works proposed in the engineering plans		(Bonds) Supfee
Reg 11	Supervision of works	2.5% of the estimated cost of construction		(Bonds) Supfee
<b>SATISFACTION OF RESPONSIBLE AUTHORITY FEE</b>				
Reg 18	Determination to the satisfaction of Council	\$359.30	N/A	(PIng) Reg 18

AMENDMENT TO EXISTING PLANNING PERMIT (UNDER SECTION 72) FEES (GST not applicable)			
	NOTE	FEE	OFFICE USE
<b>PERMIT AMENDMENTS</b>			
Class 1	Amendment to a permit to change the use or allow a new use on the land	\$1,453.40	(PIng) AMD
Class 2	Amendment to change what the permit allows or conditions (other than a single dwelling per lot)		
<b>SINGLE DWELLING</b>	<b>Amendment to development, or use and development and ancillary works for a single dwelling on a lot - if the estimated cost of any additional development by the amendment is:</b>		
Class 3	\$10,000 or less	\$220.50	(PIng) AMD
Class 4	More than \$10,000 and not more than \$100,000	\$694.00	
Class 5	More than \$100,000 and nor more than \$500,000	\$1,420.70	
Class 6	\$500,000 and above	\$1,535.00	
<b>VICSMART</b>			
Class 7	Estimated cost of any additional development is \$10,000 or less.	\$220.50	(PIng) AMD
Class 8	Estimated cost of any additional development is \$10,000 or less.	\$473.60	
Class 9	Amendment to VicSmart Class 9 Permit (subdivide or consolidate land)	\$220.50	
Class 10	Amendment to VicSmart Class 10 Permit (other than a Class 7, 8 or 9 permit)		
<b>OTHER DEVELOPMENT</b>	If the estimated cost of any additional development by the amendment is:		
Class 11	\$100,000 or less	\$1,265.60	(PIng) AMD
Class 12	More than \$100,000 and not more than \$1,000,000	\$1,706.50	
Class 13	\$1,000,000 and above	\$3,764.10	
<b>SUBDIVISION</b>			
Class 14	To subdivide an existing building (other than VicSmart)	\$1,453.40	(PIng) AMD
Class 15	To subdivide land into two lots (other than VicSmart)		
Class 16	Realignment of common boundary or consolidate two or more lots		
Class 17	Subdivide land (other than a VicSmart)	\$1,453.40 per 100 lots	(PIng) AMDSD
Class 18	Create, vary or remove a restriction, create or remove a right of way or, vary or remove a condition of an easement in a Crown grant	\$1,453.40	(PIng) AMD
Class 19	A permit not otherwise provided for in the Regulations – including signage		
<b>COMBINED APPLICATIONS</b>			
Combined application to amend a 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 (excludes certification and compliance)	Refer Note	(PIng) AMDCP

PLANNING FEES		NOTE	FEE (INC GST)	GST 10%	OFFICE USE
<b>SECONDARY CONSENT &amp; EXTENSION OF TIME FEES</b>					
Secondary Consent request			\$460	10%	(PIng) AMDSC
EOT	Extension of time		\$315		(PIng) AMDET1
EOT1	Extension of time for permit for three or more dwellings		\$800		(PIng) AMDET2
EOTT	Extension of time for permit for tree removal/pruning permit		\$100		(PIng) AMDETT
<b>SECTION 173 AGREEMENT FEES</b>					
Reg 16	For an agreement to end/amend a Section 173 Agreement		\$726.70	N/A	(PIng) Reg16
Preparation of Section 173 Agreements	S173 Agreements are prepared through Jackson Lane Legal, Maddocks, Planology, with payment direct to Jackson Lane Legal/Maddocks/Planology		Applicable lawyer's fee	10%	
<b>CERTIFICATE OF COMPLIANCE FEE</b>					
Reg 15	Certificate of compliance		\$359.30	N/A	(PIng) Reg15
<b>BONDS</b>					
Works bond (refundable)	150% of estimated costs of works. Min bond amount \$7,000 for incomplete works bond and \$3,000 for maintenance bond		Refer Note	N/A	(Bonds) Depnd
Landscape bond- Private land (refundable)	Bond fee may be increased based on the extent of landscaping works required to be undertaken and maintained		\$7,600		(Bonds) Depnd
Fee to process bonds for uncompleted works bonds, landscaping bonds and maintenance bonds			\$460	10%	(Bonds) Admin
Administration fee to provide bond quote for uncompleted works			\$140		(Bonds) Quote
<b>CONTRIBUTIONS</b>					
Open space contribution	Up to 8.5% of the land or equivalent value		Refer Note	N/A	
Street tree contribution	Assessment is to be completed to calculate costing, or refer to permit		Refer Note	10%	
Net gain contribution	Framework assessment is to be completed to calculate costing (\$47 per plant/tree)		Refer Note		
Revegetation contribution	Framework assessment is to be completed to calculate costing		Refer Note		
<b>ADVERTISING (PUBLIC NOTIFICATION) FEES</b>					
Public Notice sign for displaying on site	Per site		\$260	10%	(PIng) Adv-S
10 or less Mail Notices			\$230		(PIng) Adv-n
11 – 50 Mail Notices	\$230 for 10 mail notices and \$18 for each additional		Refer Note		
51 – 100 Mail Notices			\$1,175		
101 or more Mail Notices			\$2,560		
Mail notices greater than 200			\$3,225		
<b>PRE-APPLICATION REQUEST FEE</b>					
Pre-application request			\$325	10%	(PIng) Preapp
<b>PLANNING INFORMATION REQUEST FEE</b>					
Planning information request	Standard letter request for planning information		\$105	10%	(PIng) GENENQ

PLANNING FEES	NOTE	FEE (INC GST)	GST 10%	OFFICE USE
<b>PLANNING FILE SEARCH REQUESTS FEES</b>				
File search (residential)	Fee is per file number and properties may have multiple files which requires separate requests for each file. Each fee covers up to two permits & a copy of endorsed plans per file. <b>Any further permits and/or plans (within each file) will incur a cost of \$20 per document.</b>	\$230	10%	(PIng) FSRR
File search (commercial)		\$460		(PIng) FSRC
Planning historical residential search (Permit listing)		\$95		(PIng) FSRHR 1521000806
Planning historical commercial search (Permit listing)		\$300		(PIng) FSRHC 1521000806
<b>OTHER FEES</b>				
Dishonoured cheque fee		\$44	10%	A-Dis1 1521000701
<b>PHOTOCOPYING FEES</b>				
A4 or A3	Per copy	\$5.00	10%	1521000806
A2	Per copy	\$8.50		
A1	Per copy	\$10.50		
AO	Per copy	\$14.50		

AMENDMENT TO PLANNING SCHEME FEES (GST not applicable)			
	NOTE	FEE	OFFICE USE
Stage 1	Consisting of: 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	\$3,364.00	1513230803
Stage 2	Consisting of: a) for 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	\$16,672.90	
	(ii) 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or	\$33,313.20	
	(iii) Submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel; and	\$44,531.90	
	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.		
Stage 3	Consisting of: a) adopting the amendment or part of the amendment in accordance with section 29 of the Act; and b) submitting the amendment for approval by the Minister in accordance with section 31 of the Act; and c) giving the notice of the approval of the amendment required by section 36(2) of the Act.	\$530.70	
Stage 4	Consisting of: 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	\$530.70	
Reg 7	For requesting the Minister prepare an amendment exempted from Section 20(4)	\$4,409.10	Submit to Minister
Combined planning permit application and planning scheme amendment	Sum of the highest of the fees which would have applied if separate applications were made and 50% of each of the other fees	Refer Note	

(In accordance with the Monetary Units Act 2004, the fee unit for the 2024-25 financial year is: \$16.33 and rounded to nearest .10c)