



# Town Planning Schedule of Fees and Charges

EFFECTIVE 1 JULY 2019 THROUGH 30 JUNE 2020

## Applications for a planning permit and applications to amend a planning permit\*

GL51261.02 NO GST

<b>Part 1 Use Only</b> An application where only the use of the land requires a planning permit (e.g. change of use, signs)					
CLASS	TYPE OF APPLICATION	FEE UNITS	APPLICATION FEE	COMBINED HALF FEE**	AMENDMENT FEE
1	Change or allow a new use of the land.	89	\$1318.10	\$659.05	\$1318.10
<b>Part 2 Single Dwelling</b> Use or development of the land for a single dwelling per lot or to undertake development ancillary to the use of the land for a single dwelling per lot if the estimated cost of development is:					
CLASS	TYPE OF APPLICATION	FEE UNITS	APPLICATION FEE	COMBINED HALF FEE**	AMENDMENT FEE
2	Up to \$10 000	13.5	\$199.90	\$99.95	\$199.90
3	From \$10 001 up to \$100 000	42.5	\$629.40	\$314.70	\$629.40
4	From \$100 001 up to \$500 000	87	\$1288.50	\$644.25	\$1288.50
5	From \$500 001 up to \$1 million	94	\$1392.10	\$696.05	\$1392.10
6	From \$1 million up to \$2 million	101	\$1495.80	\$747.90	\$1495.80
<b>Part 3 VicSmart</b> A permit that is eligible for assessment under the provisions of VicSmart as set out in the Planning Scheme, where the estimated cost of development is:					
CLASS	TYPE OF APPLICATION	FEE UNITS	APPLICATION FEE	COMBINED HALF FEE**	AMENDMENT FEE
7	Up to and including \$10 000	13.5	\$199.90	\$99.95	\$199.90
8	More than \$10 000	29	\$429.50	\$214.75	\$429.50
9	VicSmart application to subdivide or consolidate land	13.5	\$199.90	\$99.95	\$199.90
10	VicSmart application (other than Class 7, Class 8, or Class 9)	13.5	\$199.90	\$99.95	\$199.90
<b>Part 4 All Other Development</b> A permit to development land if the estimated cost of development is:					
CLASS	TYPE OF APPLICATION	FEE UNITS	APPLICATION FEE	COMBINED HALF FEE**	AMENDMENT FEE
11	Up to \$100 000	77.5	\$1147.80	\$573.90	\$1147.80
12	More than \$100 001 up to \$1 million	104.5	\$1547.60	\$773.80	\$1547.60
13	More than \$1 million up to \$5 million	230.5	\$3413.70	\$1706.85	\$3413.70
14	More than \$5 million up to \$15 million	587.5	\$8700.90	\$4350.45	\$8700.90
15	More than \$15 million up to \$50 million	1732.5	\$25 658.30	\$12 829.15	\$25 658.30
16	More than \$50 million	3894	\$57 670.10	\$28 835.05	\$57 670.10

\*Where a discrepancy occurs between this list and the fees set out in the State Government's schedule of planning fees, the State Government's schedule shall be taken to be correct.

\*\*Combined half fee calculations are provided for reference only. Where a discrepancy occurs between the full fee and the half fee column, the full fee column will prevail.

<b>Part 5 Subdivision</b>					
CLASS	TYPE OF APPLICATION	FEE UNITS	APPLICATION FEE	COMBINED HALF FEE**	AMENDMENT FEE
17	To subdivide an existing building (other than Class 9)	89	<b>\$1318-10</b>	\$659-05	\$1318-10
18	To subdivide land into 2 lots (other than Class 9)	89	<b>\$1318-10</b>	\$659-05	\$1318-10
19	To effect realignment of a common boundary between lots or consolidate 2 or more lots (other than Class 9)	89	<b>\$1318-10</b>	\$659-05	\$1318-10
20	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.	89 per 100 lots created	<b>\$1318-10</b> per 100 lots created	\$659-05 per 100 lots created	\$1318-10 per 100 lots created
21	A permit not otherwise provided for in the regulation	89	<b>\$1318-10</b>	\$659-05	\$1318-10

### Permit Applications for More than One Class

Type of Application	Fee
<ol style="list-style-type: none"> <li>1) An application for more than one class of permit set out in the above table; or</li> <li>2) An application to amend a permit in more than one class set out in the above table.</li> </ol>	The sum of the highest of the fees which would have applied if separate applications were made, and 50 per cent of each of the other fees which would have applied if separate applications were made.

### Amending an application after notice has been given

Type of Application	Fee
<ol style="list-style-type: none"> <li>1) Section 57A – Request to amend an application for a permit after notice has given; or</li> <li>2) Section 57A – Request to amend an application to amend a permit after notice has been given.</li> </ol>	40 per cent of the application fee for that class of permit or amendment to permit; and Where the class of application is changing, the difference between the fee for the application to be amended and the fee for the new class.

### Other matters

Type of Application	Ledger	Fee Units	Fee
Certificate of Compliance under Section 97N	51261.14	22	<b>\$325-80</b>
Amend or end a Section 173 agreement	51261.02	44.5	<b>\$659-00</b>
Satisfaction matters	51261.14	22	<b>\$325-80</b>
Planning Certificate	51261.01	1.5	<b>\$22-20</b>

## Subdivision certification and engineering

Regulation	Purpose	Ledger	Fee Units	Fee
6	Certification of a plan of subdivision	51261.03	11.8	\$174-80
7	Alteration of plan	51261.03	7.5	\$111-10
8	Amendment of certified plan	51261.03	9.5	\$140-70
Regulation	Engineering Costs based on the Estimated Cost of Construction Works			Fee
9	Checking engineering plans			0-75 per cent
10	Engineering plan prepared by Council			3-5 per cent
11	Supervision of works			2-5 per cent

## Amendments to Planning Schemes

Stage		Fee Units	Fee
1	<ul style="list-style-type: none"> <li>a) Considering a request to amend a planning scheme; and</li> <li>b) Exhibition and notice of the amendment; and</li> <li>c) Considering any submissions which do not seek a change to the amendment; and</li> <li>d) If applicable, abandoning the amendment.</li> </ul>	206	\$3050-90
2	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;	1021	\$15 121-00
	ii. 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; and	2040	\$30 212-40
	iii. Submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel; and	2727	\$40 386-90
	<ul style="list-style-type: none"> <li>b) providing assistance to a panel in accordance with section 158 of the Act; and</li> <li>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</li> <li>d) considering the panel's report in accordance with section 27 of the Act; and</li> <li>e) after considering submissions and the panel's report, abandoning the amendment.</li> </ul>		
3	<ul style="list-style-type: none"> <li>a) adopting an amendment or a part of an amendment in accordance with section 29; and</li> <li>b) submitting the amendment for approval in accordance with section 31 and</li> <li>c) giving the notice of the approval of the amendment required by section 36(2) of the Act.</li> </ul>	32.5	\$481-30
4*	<ul style="list-style-type: none"> <li>a) consideration by the Minister of a request to approve the amendment in accordance with section 35 of the Act; and</li> <li>b) giving notice of approval of the amendment in accordance with section 36(1) of the Act.</li> </ul>	32.5	\$481-30
Regulation		Fee	
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. (Regulation 7)	\$3998-70	
8*	For requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed under section 20a of the Act.	\$962-70	

\*Fees paid directly to the Minister by the person requesting the amendment.

## 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.

### Non-statutory planning fees

GST applied to all non-statutory fees · Adopted by resolution of Council on 25 June 2019 and effective from 1 July 2019 through 30 June 2020.

Ledger	Fee Type	Note	Fee
51261.02	Extension of Time for Planning Permit (1 <sup>st</sup> request)		<b>\$210-00</b>
51261.02	Extension of Time for Planning Permit (2 <sup>nd</sup> request)	Encourage completion of works	<b>\$315-00</b>
51261.02	Extension of Time for Planning Permit (3 <sup>rd</sup> request or more)	Encourage completion of works	<b>\$525-00</b>
51261.15	Secondary Consent	Minor amendments not requiring notice or referrals (often minor amendments to endorsed plans)	<b>\$160-00</b>
51261.07	Written planning advice	Confirmation as to whether a permit is required	<b>\$105-00</b>
51261.13	Request for a copy of a Planning Permit (electronic version)		<b>\$55-00</b>
51261.13	Request for a hard copy of a Planning Permit or other documentation		<b>\$105-00</b>
51261.06	Notice of a Planning Application	Sign	<b>\$51-00</b>
51261.06	Notice letters (only above 12 letters)	Only when more than 12 letters sent out.	<b>\$2-10 per letter</b>
10610.0047	Public notice in newspaper or record or Government Gazette		<b>At cost</b>
10610.0047	Planning Panels Costs		<b>At cost</b>
51261.16	Request to Approve a Development Plan		<b>\$420-00</b>
51261.16	Request to Re-Approve a Development Plan		<b>\$205-00</b>
51261.01	Payment of Public Open Space Contribution	3 or more lot subdivision	<b>Up to 5 per cent of site vale.</b>

**NOTE** – Where a discrepancy occurs between the statutory fees listed in this schedule and the fees set out by the State Government, the State Government's list of fees shall be taken to be correct. Where a discrepancy occurs between the non-statutory fees listed in this schedule and the fees set out in Council's 2019-20 budget, the fees listed in Council's officially adopted budget shall be taken to be correct.

For clarity, the interpunct ( · ) has been used in the above tables in place of the full stop ( . ) to mark the decimal point between dollar and cent amounts and shall be taken as such when the schedule of fees is read.

Statutory fees are set by the State Government each year and are the same across the state. Statutory fees are based on standard fee units which are given a dollar amount each year by the State Government. In the 2019-20 financial year, one fee unit is equivalent to \$14.81. Each fee is calculated by multiplying the number of fee units making up the fee by the dollar equivalent and rounded to the nearest 10c. Therefore, a fee worth 1 fee unit is \$14.81 in the current financial year whilst a fee worth 2 fee units is \$29.60 (i.e. 2 x \$14.81 = \$29.62 ∴ ROUNDING = \$29.60).

Non-statutory fees are adopted by Council each year as part of the annual Council budget.