

2023/2024 Schedule of Fees and Charges – Planning

Description of Fees and Charges – Planning	2023/24 Fee Inc. GST
PLANNING - Application to amend Planning Scheme	
Stage 1 a) Considering a request to amend a planning scheme; and b) Exhibition and notice of the amendment; and c) Considering any submissions which do not seek a change to the amendment; and d) If applicable, abandoning the amendment.	\$3,275.40
Stage 2 a) Considering submissions which seek a change to an amendment, and where necessary, referring the submissions to a panel: i) Up to 10 submissions ii) 11 to 20 submissions iii) More than 20 submissions b) Providing assistance to a panel; and c) Making a submission to the panel; and d) Considering the panel's report; and e) After considering submissions and the report, if applicable, abandoning the amendment.	\$16,233.90 \$32,436.00 \$43,359.30 Determined on a case by case basis by Planning Panel Victoria
Stage 3 a) Adopting the amendment or a part of an amendment; and b) Submitting the amendment for approval by the Minister; and c) giving the notice of the approval of the amendment.	\$516.75
Stage 4 a) Consideration by the Minister of a request to approve an amendment; and b) Giving notice of approval of an amendment.	\$516.75
Private PS Amendments Advertising fee (for private PS amendments)	\$174.40
Panel Fees - Application for Planning Scheme amendment Full cost of Panel to be paid by applicant if matter is to go to a Panel Hearing	Actual panel Cost
Combined Planning Scheme Amendment and Planning Permit application 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 of the amounts shown for the relevant Stage above (request to amend the scheme) plus the full amount of the higher planning permit fees, plus 50% of the lower of the fees which would have applied if separate applications had been made.	Per Above (request to amend the scheme) plus the full amount of the higher planning permit fees, plus 50% of the lower of the fees which would have applied if separate applications had been made.
PLANNING - Other Fees	
Application for a certificate of compliance under section 97N	\$349.80
Archive file retrieval (paper copies of planning permit including plans)	\$114.20
Archive file retrieval (electronic copies of planning permit including plans)	Free
Investigating past permits and/or written planning advice	\$172.35
Planning Advice per hour or part thereof (payable in advance)	\$200.00
Section 173 agreement search (part of permit condition)	\$114.20
Checking proposed covenants	\$285.35
Advertisement in newspaper circulating generally in district	\$148.65
Advertising to adjoining landowners (up to 10 letters free. Over 10 letters - fee charged as stated)	\$47.45
Amending or ending a Section 173 Agreement	\$707.55
Extension of time of planning permits (first request free thereafter charged as stated)	\$242.30
If a permit for a development is required only due to the application of an Heritage Overlay and the cost of works is less than \$30,000	n/a
Secondary Consent to endorsed plans (first request is free subsequent requests charged as stated)	\$299.45
Timber harvesting plans - Inspection fee (per inspection)	\$114.20
PLANNING - Planning Permit Applications	
Change or allow a new use of the land	\$1,415.10
Amendment to change what the permit allows, or change any or all conditions	\$1,415.10
Single Dwelling	
To develop land, or to use and develop 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 the development is: Up to \$10,000 > \$10,000 ≤ \$100,000 > \$100,000 ≤ \$500,000	\$214.65 \$675.75 \$1,383.30

> \$500,000 ≤ \$1,000,000	\$1,494.60
> \$1,000,000 ≤ \$2,000,000	\$1,605.90
Vic SMART	
A permit that is the subject of a Vic Smart application if the estimated cost of the development is:	
Up to \$10,000	\$214.65
More than \$10,000	\$461.10
Vic Smart application to subdivide or consolidate land	\$214.65
All other development	
To develop land if the estimated cost of the development is:	
Up to \$100,000	\$1,232.25
> \$100,000 ≤ \$1,000,000	\$1,661.55
> \$1,000,000 ≤ \$5,000,000	\$3,664.95
> \$5,000,000 ≤ \$15,000,000	\$9,341.25
> \$15,000,000 ≤ \$50,000,000	\$27,546.75
> \$50,000,000	\$61,914.60
Subdivision	
To subdivide an existing building	\$1,415.10
To subdivide land into two lots	\$1,415.10
To effect a realignment of a common boundary between lots or to consolidate two or more lots	\$1,415.10
To subdivide land	\$1,415.10
To remove a restriction (within the meaning of the Subdivision Act 1988) over land if the land has been used or developed for more than two years before the date of the applications in a manner which would have been lawful under the <i>Planning and Environment Act 1987</i> but for the existence of the restriction	\$1,415.10
To create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or	\$1,415.10
To create or remove a right of way	\$1,415.10
To create, vary or remove an easement other than a right of way; or	\$1,415.10
To vary or remove a condition in the nature of an easement other than a right of way in a Crown grant	\$1,415.10
A permit not otherwise provided for in the Regulations	\$1,415.10
Subdivision Certification and Engineering	
Certification of a plan of subdivision	\$187.62
Alteration of plan	\$119.25
Amendment of certified plan	\$151.05
Engineering costs based on the estimated cost of construction works:	
Checking of engineering plans	0.75%
Engineering plan prepared by Council	3.50%
Supervision of works	2.50%
Satisfaction Matters	
The fee for determining a matter where a planning scheme specifies that the matter must be done to the satisfaction of a responsible authority or a referral authority	\$349.80
Combined Permit Application	
If the application for a planning permit is for any combination of the classes of application outlined previously, the fee for the planning permit 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	Higher use/development fee plus 50% of the lower use/development fee
Permit Applications for More Than One Class	
(1) An application for more than one class of permit (2) An application to amend a permit in more than one class	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.
Amending an Application After Notice Has Been Given	
(1) Section 57A - Request to amend an application for permit after notice has been given; or (2) Section 57A – Request to amend an application for an amendment to a permit after notice has been given	40% of the application fee for that class of permit or amendment to permit; and Where the class of application is changing to a new class of higher application fee, the difference between the fee for the application to be amended and the fee for the new class.