

City Planning Fee Schedule



The following statutory fees are prescribed in the **Planning and Environment (Fees) Regulations 2016** and **Subdivision Fees Regulations 2016** and relate to planning and subdivision applications. Also included are Council approved fees relating to additional City Planning Services. Effective 1 July 2023.

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PLANNING PERMIT FEES (SECTION 47 OF P&E ACT 1987)

Class of Permit	Type of Application	Fee (Regulation 9)
Use Class 1	Change or allow a new use of land (includes liquor licences)	\$1,415.10
Single dwelling	To develop land 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 if the estimated cost of development is:	
Class 2	\$10,000 or less	\$214.70
Class 3	\$10,001 to \$100,000	\$675.80
Class 4	\$100,001 to \$500,000	\$1,383.30
Class 5	\$500,001 to \$1,000,000	\$1,494.60
Class 6	\$1,000,001 to \$2,000,000	\$1,605.90
	Over \$2,000,000	Refer Class 13
VicSmart	A permit that is the subject of a VicSmart application if the estimated cost of the development is:	
Class 7	\$10,000 or less	\$214.70
Class 8	More than \$10,000	\$461.10
Class 9	VicSmart application to subdivide or consolidate land	\$214.70
Class 10	VicSmart application other than above	\$214.70
Development (includes signage)	To develop land if the estimated cost of development is:	
Class 11	\$100,000 or less	\$1,232.30
Class 12	\$100,001 to \$1,000,000	\$1,661.60
Class 13	\$1,000,001 to \$5,000,000	\$3,665.00
Class 14	\$5,000,001 to \$15,000,000	\$9,341.30
Class 15	\$15,000,001 to \$50,000,000	\$27,546.80
Class 16	More than \$50,000,000	\$61,914.60
Subdivision		
Class 17	Subdivide an existing building (other than class 9)	\$1,415.10
Class 18	Subdivide land into 2 lots (other than a class 9 or class 17 permit)	\$1,415.10
Class 19	Realignment of a common boundary between lots or consolidate 2 or more lots (other than a class 9 permit)	\$1,415.10
Class 20	Subdivide land (other than a class 9, class 17, class 18 or class 19 permit)	\$1,415.10 per 100 lots created

Class 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.	\$1,415.10
Class 22	A permit not otherwise provided for in the regulations (<i>includes, but not limited to, car parking reduction, bicycle facilities reduction, home based business</i>)	\$1,415.10

If the application is for 2 or more classes, the fee is determined by adding the highest of the fees plus 50% of each of the additional fees.

AMENDMENT TO PERMITS (SECTION 72 OF THE P&E ACT 1987)

Class of Permit	Type of Application	Fee (Regulation 11)
Use Class 1	Change the use of land allowed by the permit or allow a new use of land	\$1,415.10
Preamble or Conditions Class 2	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
Single dwelling	Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, if the cost of any <u>additional</u> development permitted by the amendment is:	
Class 3	\$10,000 or less	\$214.70
Class 4	\$10,001 to \$100,000	\$675.80
Class 5	\$100,001 to \$500,000	\$1,383.30
Class 6	More than \$500,000	\$1,494.60
VicSmart	Amendment to a permit that is the subject of VicSmart application, if the estimated cost of the <u>additional</u> development is:	
Class 7	\$10,000 or less	\$214.70
Class 8	More than \$10,000	\$461.10
Class 9	Amendment to a class 9 (subdivide or consolidate land)	\$214.70
Class 10	Amendment to a class 10 (other than above)	\$214.70
Development (includes signage)	Amendment to a class 11, class 12, class 13, class 14, class 15 or class 16 permit if the estimated cost of the <u>additional</u> development to be permitted by the amendment is:	
Class 11	\$100,000 or less	\$1,232.30
Class 12	\$100,001 to \$1,000,000	\$1,661.60
Class 13	More than \$1,000,000	\$3,665.00
Subdivision		
Class 14	Amendment to a class 17 permit (subdivide an existing building)	\$1,415.10
Class 15	Amendment to a class 18 permit (subdivide land into 2 lots)	\$1,415.10
Class 16	Amendment to a class 19 permit (realignment of a common boundary between lots or consolidate 2 or more lots)	\$1,415.10
Class 17	Amendment to a class 20 permit (subdivide land)	\$1,415.10 per 100 lots created

Class 18	Amendment to a class 21 permit (create, vary or remove a restriction or easement; create or remove a right of way or vary or remove a condition in the nature of an easement in a Crown grant).	\$1,415.10
Class 19	Amendment to a class 22 permit (a permit not otherwise provided for in the regulations)	\$1,415.10

If the amended application is for 2 or more classes, the fee is determined by adding the highest of the fees plus 50% of each of the additional fees.

OTHER STATUTORY FEES

Regulation <i>P&E (Fees) Reg 2016</i>	Type of Application	Fee
12	Section 57A – Amend an application for a permit after notice has been given	40% of the application fee for that class of permit
	Section 57A – Amend an application for an amendment to a permit after notice has been given	40% of the application fee for that class of an amendment to permit
	For either of the above, where the class of that permit is changing to a new class having a higher application fee, the applicant must pay	The difference between the original class of application and the amended class of permit
15	Certificate of Compliance (Section 97N)	\$349.80
16	To amend or end a Section 173 Agreement	\$707.60
18	Where a planning scheme specifies that a matter must be done to the satisfaction of council	\$349.80
Building Act Form 29A	Demolition Requests required by Building Surveyor for report and consent under the <i>Building Act 1993</i>	\$91.40

SUBDIVISION CERTIFICATION FEES

Regulation <i>Subdivision (Fees) Regulation 2016</i>	Type of Application	Fee
6	Certification of a plan of subdivision	\$187.60
7	Alteration of plan under section 10(2) of the Act	\$119.30
8	Amendment of certified plan under section 11(1) of the Act	\$151.10

CITY PLANNING ADDITIONAL FEES (COUNCIL)

Category	Description	Fee	+ GST	Total Fee
Pre-Application Meetings (held for 10+ dwellings, heritage applications, industrial development >\$2m & commercial development >\$1m)	First Meeting – for any site	Free		
	Additional Meetings – for the same site	\$344.18	\$34.42	\$378.60
Advertising	Advertising process to be conducted by Council on the applicant's behalf (including up to 20 letters)	\$233.55	\$23.35	\$256.90
	Each additional letter (if over 20)	\$8.00	\$0.80	\$8.80
	Preparation and erection of first sign (notice) on site (including checking and maintenance)	\$173.00	\$17.30	\$190.30
	Preparation and erection of additional signs (notices)	\$43.45	\$4.35	\$47.80
Withdrawal of an Application	When no work undertaken	½ refund		
	After request for further information given or advertising commenced	No refund		
Secondary Consent	Applications to amend endorsed plans under the Secondary Consent Condition in a planning permit	\$832.00	\$83.20	\$915.20
Extension of Time to a Permit	Requests to extend the expiry date of a permit	\$295.00	\$29.50	\$324.50
Section 173 Agreements	Preparation/Process/Lodgement and Search Fees	Actual Legal Cost		
Written Advice on Planning Controls	Residential per specific site	\$176.82	\$17.68	\$194.50
	Commercial/Industrial per specific site	\$216.55	\$21.65	\$238.20
Copy of permit and/or endorsed plan	Per specific site (cost for up to 3 permits) Additional fees apply for additional permits	\$200.00	\$20.00	\$220.00
Subdivision Inspections	Second inspection if it is determined that the works have not been satisfactorily undertaken on the first inspection.	\$122.91	\$12.29	\$135.20
Landscaping Inspections	Second inspection if it is determined that the landscaping have not been satisfactorily undertaken on the first inspection.			10% of the bond amount
Construction Environment Management Plans (CEMP) Planning Compliance	Assessment of CEMP - under 3 storeys	\$425.45	\$42.55	\$468.00
	Assessment of CEMP - 3+ storeys	\$898.18	\$89.82	\$988.00
	Pre-application meeting for CEMP applications	\$118.18	\$11.82	\$130.00
	Application Fee for Temporary Amendment to hours of works approved under CEMP	\$118.18	\$11.82	\$130.00
	Application to amend CEMP (other than for temporary change of hours of works)	\$425.45	\$42.55	\$468.00
	Daily Fee and Inspection of CEMP	\$118.18	\$11.82	\$130.00
	Fast Track Application Fee for temporary amendment to CEMP	\$236.36	\$23.64	\$260.00