

July 2021

PLANNING PERMIT FEES	NOTE	FEE (INCLUDING GST)	GST 10%	OFFICE USE
Class 1 use only	Change of use	\$1337.70	N/A	(PIng) C1
SINGLE DWELLING	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	\$202.90	N/A	(PIng) C2-6
Class 3 \$10,000.01 - \$100,000		\$638.80		
Class 4 \$100,001 - \$500,000		\$1307.60		
Class 5 \$500.00.01 - \$1,000,000		\$1412.80		
Class 6 \$1,000,000.01 - \$2,000,000*	More than \$2,000,000 refer Class 13 to Class 16	\$1518.00		
VICSMART	This applies to Clause 92 - VicSmart applications only			
Class 7 \$10,000 or less	Refer below for tree removal/pruning fee	\$202.90	N/A	(PIng) C7-8
Class 8 more than \$10,000*		\$435.90		(PIng) C9
Class 9 Subdivide or Consolidate		\$202.90		
Class 10	VicSmart applications other than Class 7, 8 or 9	\$202.90		(PIng) C10
TREE REMOVAL				
Arborist Review Tree <u>Removal</u>		\$170	10%	(PIng) Arbor
Arborist Review Tree <u>Pruning</u>		\$85		(PIng) ArborP
OTHER DEVELOPMENT				
Class 11 \$100,000 or less		\$1164.80	N/A	(PIng) C11-16
Class 12 \$100,000.01 - \$1,000,000		\$1570.60		
Class 13 \$1,000,000.01 - \$5,000,000*		\$3464.40		
Class 14 \$5,000,000.01 - \$15,000,000*		\$8830.10		
Class 15 \$15,000,000.01 - \$50,000,000*		\$26,039.50		
Class 16 more than \$50,000,000.01*		\$58,526.80		
Class 22	A permit not otherwise provided for in the Regulations – including signage	\$1337.70		(PIng) C22
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 2021-2022 threshold of \$1,107,000 as stipulated by the State Revenue Office. All enquires and more information, refer to sro.vic.gov.au/metropolitan-planning-levy				

PLANNING PERMIT FEES	NOTE	FEE (INCLUDING GST)	GST 10%	OFFICE USE
AMENDMENTS AFTER NOTICE (PRIOR TO DECISION) FEES				
Reg 12 (a)	Amend an application for a permit	40% of the fee for that Class	N/A	(Plng) 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		
SUBDIVISION FEES				
Class 9	VicSmart - Subdivide or Consolidate	\$202.90	N/A	(Plng) C9
Class 17	To subdivide an existing building (other than VicSmart)	\$1337.70		(Plng) 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	\$1337.70	N/A	(Plng 17-21)
Class 20	Subdivide land (other than VicSmart)*	\$1337.70 per 100 lots		(Plng) 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	\$1337.70		(Plng) C17-21
Reg 6	For certification of a Plan of Subdivision	\$177.40		(Cert) Reg 6
Reg 7	Alteration of plan under Section 10(2) of the Act (prior to certification)	\$112.70		(Cert) Reg 7
Reg 8	Amendment of certified plan under Section 11(1) of the Act	\$142.80		(Cert) Reg 8
Reg 9	Checking of engineering pans	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	N/A	(Bonds) Supfee
Reg 11	Supervision of works	2.5% of the estimated cost of construction		(Bonds) Supfee
SATISFACTION OF RESPONSIBLE AUTHORITY FEE				
Reg 18	Determination to the satisfaction of Council	\$330.70	N/A	(Plng) Reg 18

AMENDMENT TO EXISTING PLANNING PERMIT (UNDER SECTION 72) FEES (GST not applicable)			
	NOTE	FEE	OFFICE USE
PERMIT AMENDMENTS			
Class 1	Amendment to a permit to change the use or allow a new use on the land	\$1,337.70	(Plng) AMD
Class 2	Amendment to change what the permit allows or conditions (other than a single dwelling per lot)		
SINGLE DWELLING	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:		
Class 3	\$10,000 or less	\$202.90	(Plng) AMD
Class 4	More than \$10,000 and not more than \$100,000	\$638.80	
Class 5	More than \$100,000 and nor more than \$500,000	\$1,307.60	
Class 6	\$500,000 and above	\$1,412.80	
VICSMART			
Class 7	Estimated cost of any additional development is \$10,000 or less.	\$202.90	(Plng) AMD
Class 8	Estimated cost of any additional development is \$10,000 or less.	\$435.90	
Class 9	Amendment to VicSmart Class 9 Permit (subdivide or consolidate land)	\$202.90	
Class 10	Amendment to VicSmart Class 10 Permit (other than a Class 7, 8 or 9 permit)		
OTHER DEVELOPMENT	If the estimated cost of any additional development by the amendment is:		
Class 11	\$100,000 or less	\$1,164.80	(Plng) AMD
Class 12	More than \$100,000 and not more than \$1,000,000	\$1,570.60	
Class 13	\$1,000,000 and above	\$3,464.40	
SUBDIVISION			
Class 14	To subdivide an existing building (other than VicSmart)	\$1337.70	(Plng) 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)	\$1,337.70 per 100 lots	(Plng) 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	\$1337.70	(Plng) AMD
Class 19	A permit not otherwise provided for in the Regulations – including signage		
COMBINED APPLICATIONS			
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	(Plng) AMDCP

PLANNING FEES		NOTE	FEE (INC GST)	GST 10%	OFFICE USE
SECONDARY CONSENT & EXTENSION OF TIME FEES					
Secondary Consent request			\$400	10%	(Plng) AMDSC
EOT		Extension of time	\$270		(Plng) AMDET1
EOT1		Extension of time for permit for three or more dwellings	\$708		(Plng) AMDET2
EOTT		Extension of time for permit for tree removal/pruning permit	\$85		(Ping) AMDETT
SECTION 173 AGREEMENT FEES					
Reg 16		For an agreement to end/amend a Section 173 Agreement	\$668.80	N/A	(Plng) Reg16
Preparation of Section 173 Agreements		S173 Agreements are prepared through Maddocks or Planology, with payment direct to Maddocks/Planology	Maddocks/Planology fee	10%	
CERTIFICATE OF COMPLIANCE FEE					
Reg 15		Certificate of compliance	\$330.70	N/A	(Plng) Reg15
BONDS					
Works bond (refundable)		150% of estimated costs of works. Min bond amount \$5,000 for incomplete works bond and \$2,000 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	\$6,600		(Bonds) Depnd
Fee to process bonds for uncompleted works bonds, landscaping bonds and maintenance bonds			\$400	10%	(Bonds) Admin
Administration fee to provide bond quote for uncompleted works			\$125		(Bonds) Quote
CONTRIBUTIONS					
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 (\$39 per plant/tree)	Refer Note		
Revegetation contribution		Framework assessment is to be completed to calculate costing	Refer Note		
ADVERTISING (PUBLIC NOTIFICATION) FEES					
Public Notice sign for displaying on site		Per site	\$230	10%	(Plng) Adv-S
10 or less Mail Notices			\$200		(Plng) Adv-n
11 – 50 Mail Notices		\$200 for 10 mail notices and \$15 for each additional	Refer Note		
51 – 100 Mail Notices			\$1,040		
101 or more Mail Notices			\$2,273		
Mail notices greater than 200			\$2,866		
PRE-APPLICATION REQUEST FEE					
Pre-application request			\$275	10%	(Plng) Preapp
PLANNING INFORMATION REQUEST FEE					
Planning information request		Standard letter request for planning information	\$90	10%	(Plng) GENENQ

PLANNING FEES		NOTE	FEE (INC GST)	GST 10%	OFFICE USE
	PLANNING FILE SEARCH REQUESTS FEES				
File search (residential)		Up to two permits & a copy of endorsed plans per file. Any further permits will incur a cost of \$15 per permit and any additional plans will incur extra costs as under Photocopying charges	\$198	10%	(PIng) FSRRES
File search (commercial)			\$280		(PIng) FSRCOM
Planning historical residential search (Permit listing)			\$78		(PIng) FSRHR 1521000806
Planning historical commercial search (Permit listing)			\$260		(PIng) FSRHC 1521000806
	OTHER FEES				
Dishonoured cheque fee			\$35	10%	A-Dis1 1521000701
	PHOTOCOPYING FEES				
A4 or A3		Per copy	\$5	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 (a), (b), (c) and (d)	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	\$3,096.20	1513230803
Stage 2 (a), (b), (c), (d) and (e)	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.		
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	\$15,345.60	
(ii)	11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or	\$30,661.20	
(iii)	Submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel; and	\$40,986.80	
Stage 3 (a), (b) and (c)	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.	\$488.50	
Stage 4 (a) and (b)	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	\$488.50	
Reg 7	For requesting the Minister prepare an amendment exempted from Section 20(4)	\$4,058.10	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 2021-22 financial year is: \$15.03 and rounded to nearest .10c)