

# PLANNING FEES

Planning and Environment (Fees) Interim Regulations 2016

1st July 2021



Applications for Planning Permits <small>under section 47 of the Planning and Environment Act 1987 (Regulation 9)</small>		Fee
<b>Class 1</b>	An application for use only.	\$1337.70
<b>Class 2</b>	To develop land for a single dwelling per lot 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 (other than a class 7 permit or a permit to subdivide or consolidate land) if the estimated cost of development is \$10,000 or less	\$202.90
<b>Class 3</b>	To develop land for a single dwelling per lot 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 (other than a class 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$10,000 but not more than \$100,000	\$638.80
<b>Class 4</b>	To develop land for a single dwelling per lot 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 (other than a class 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$100,000 but not more than \$500,000	\$1307.60
<b>Class 5</b>	To develop land for a single dwelling per lot 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 (other than a class 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$500,000 but not more than \$1,000,000	\$1412.80
<b>Class 6</b>	To develop land for a single dwelling per lot 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 (other than a class 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$1,000,000 but not more than \$2,000,000	\$1518.00
<b>Class 7</b>	VicSmart application if the estimated cost of development is \$10,000 or less	\$202.90
<b>Class 8</b>	VicSmart application if the estimated cost of development is more than \$10,000	\$435.90
<b>Class 9</b>	VicSmart application to subdivide or consolidate land	\$202.90
<b>Class 10</b>	VicSmart application (other than a class 7, class 8, or class 9 permit)	\$202.90
<b>Class 11</b>	To develop land (other than a class 2, class 3, class 7 or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is less than \$100,000	\$1164.80
<b>Class 12</b>	To develop land (other than a class 4, class 5, or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$100,000 and not more than \$1,000,000	\$1570.60
<b>Class 13</b>	To develop land (other than a class 6 or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$1,000,000 and not more than \$5,000,000	\$3464.40
<b>Class 14</b>	To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$5,000,000 and not more than \$15,000,000	\$8830.10
<b>Class 15</b>	To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$15,000,000 and not more than \$50,000,000	\$26,039.50
<b>Class 16</b>	To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$50,000,000*	\$58,526.80
<b>Class 17</b>	To subdivide an existing building (other than a class 9 permit)	\$1337.70
<b>Class 18</b>	To subdivide land into 2 lots (other than a class 9 or class 16 permit)	\$1337.70
<b>Class 19</b>	To effect a realignment of a common boundary between lots or consolidate 2 or more lots (other than a class 9 permit)	\$1337.70
<b>Class 20</b>	Subdivide land (other than a class 9, class 16, class 17 or class 18 permit) (Per 100 Lots Created)	\$1337.70
<b>Class 21</b>	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.	\$1337.70
<b>Class 22</b>	A permit not otherwise provided for in the regulation	\$1337.70

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Applications for Amendments to Planning Permits <small>under section 72 of the Planning and Environment Act 1987 (Regulation 11)</small>		Fee
<b>Class 1</b>	Amendment to a permit to change the use of land allowed by the permit or allow a new use of land	\$1337.70
<b>Class 2</b>	Amendment to a permit (other than a permit to develop land for a single dwelling per lot or to use and develop land for a single dwelling per lot or to undertake development ancillary to the use of land for a single dwelling per lot) to change the statement of what the permit allows or to change any or all of the conditions which apply to the permit.	\$1337.70
<b>Class 3</b>	Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, if the cost of any additional development permitted by the amendment is \$10,000 or less	\$202.90
<b>Class 4</b>	Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, if the cost of any additional development permitted by the amendment is more than \$10,000 but no more than \$100,000	\$638.80
<b>Class 5</b>	Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, if the cost of any additional development permitted by the amendment is more than \$100,000 but no more than \$500,000	\$1307.60
<b>Class 6</b>	Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, if the cost of any additional development permitted by the amendment is more than \$500,000	\$1412.80
<b>Class 7</b>	Amendment to a permit that is subject of Vicsmart application, if the estimated cost of the additional development is \$10,000 or less	\$202.90
<b>Class 8</b>	Amendment to a permit that is subject of Vicsmart application, if the estimated cost of the additional development is more than \$10,000	\$435.90
<b>Class 9</b>	Amendment to a class 9 permit	\$202.90
<b>Class 10</b>	Amendment to a class 10 permit	\$202.90
<b>Class 11</b>	Amendment to a class 11, class 12, class 13, class 14, class 15 or class 16 permit, if the estimated cost of any additional development permitted by the amendment is \$100,000 or less	\$1164.80
<b>Class 12</b>	Amendment to a class 12, class 13, class 14, class 15 or class 16 permit, if the estimated cost of any additional development permitted by the amendment is more than \$100,000 but not more than \$1,000,000	\$1570.60
<b>Class 13</b>	Amendment to a class 11, class 12, class 13, class 14, class 15 or class 16 permit, if the estimated cost of any additional development permitted by the amendment is more than \$1,000,000	\$3464.40
<b>Class 14</b>	Amendment to a class 17 permit	\$1337.70
<b>Class 15</b>	Amendment to a class 18 permit	\$1337.70
<b>Class 16</b>	Amendment to a class 19 permit	\$1337.70
<b>Class 17</b>	Amendment to a class 20 permit (Per 100 lots created)	\$1337.70
<b>Class 18</b>	Amendment to a class 21 permit	\$1337.70
<b>Class 19</b>	Amendment to a class 22 permit	\$1337.70

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<b>Regulation 15</b>	Application for Certificate of Compliance	\$330.70
<b>Regulation 16</b>	For an agreement to a proposal to amend or end an agreement under section 173 of the Act	\$668.80
<b>Regulation 17</b>	Application for a Planning Certificate	\$22.60
<b>Regulation 18</b>	Where a planning scheme specifies that a matter must be done to the satisfaction of a responsible authority, Minister, public authority or municipal council (includes Development Plans)	\$330.70

## AMEND AN APPLICATION FOR A PERMIT OR AN APPLICATION FOR TO AMEND A PERMIT - REGULATION 12

- Under section 57A(3)(a) of the Act the fee to amend an application for a permit after notice is given is 40% of the application fee for that class of permit set out in the Table at regulation 9
- Under section 57A(3)(a) of the Act the fee to amend an application to amend a permit after notice is given is 40% of the application fee for that class of permit set out in the Table at regulation 11 and any additional fee under c) below
- If an application to amend an application for a permit or amend an application to amend a permit has the effect of changing the class of that permit to a new class, having a higher application fee set out in the Table to regulation 9, the applicant must pay an additional fee being the difference the original class of application and the amended class of permit

<b>Statutory Fees</b> <small>under the Subdivisions Act 1988</small>		<b>Fee</b>
<b>Regulation 6</b>	For certification of a plan of subdivision	\$177.40
<b>Regulation 7</b>	Alteration of plan under section 10(2) of the Act	\$112.70
<b>Regulation 8</b>	Amendment of certified plan under section 11(1) of the Act	\$142.80

<b>Other Statutory Fees</b> <small>Under the Planning and Environment Act 1987</small>		<b>Fee</b>
	Request for Secondary Consent	\$273
	Request for Miscellaneous Planning Consent	\$562
	Request for Extension of Time to Planning Permit – First Request	\$307
	Request for Extension of Time to Planning Permit – Second Request	\$613
	Request for Extension of Time to Planning Permit – Third Request	\$792
	Request for Written Planning Advice	\$144
	Request for Copy of Planning Permit (On site archives: From 2012 onwards)	\$94.50
	Request for Copy of Planning Permit (Off site archives: Pre-2012)	\$182