

Planning and Subdivision Fees 2020-2021



Summary of Fees

Planning Permits:

- [Use applications](#)
- [Single dwelling use and/or development](#)
- [VicSmart applications](#)
- [Development applications](#)
- [Subdivision applications](#)
- [Other applications](#)
- [Combined applications](#)

Amendments to Planning Permits:

- [Amendments to the use/s allowed by a permit](#)
- [Amendments to the statement of what the permit allows or changes to the permit conditions](#)
- [Amendments to a permit for a single dwelling use and/or development](#)
- [Amendments to a VicSmart permit](#)
- [Amendments to a development permit](#)
- [Amendments to subdivision permits](#)
- [Amendments to other permits](#)
- [Combined amendments to permits](#)

Amendments to Planning Permit Applications (s50, s50A and s57)

Fees under the Subdivision Act 1988

Certificates of Compliance

End or Vary a Section 173 Agreement

Council Fees / Non-Statutory Fees

Metropolitan Planning Levy

Summary of Fees

The below list is a summary of the most common types of fees. Fees are in accordance with the *Planning and Environment (Fees) Regulations 2016* and *Subdivision (Fees) Regulations 2016*, where applicable.

The Regulations set fees in fee units. The fee units have been converted to a dollar value on the basis of the value of a fee unit as it is set for the 2020-21 financial year. A fee unit value is adjusted each year by the Treasurer's amount and is published in the Government Gazette.

The current value of a fee unit for the 2020-21 financial year is: **\$14.81**

A full list of fees for services under the *Planning and Environment Act 1987* is available from the State Government website at <https://www.planning.vic.gov.au/legislation-regulations-and-fees/planning-and-subdivision-fees>

Planning Permits

Use applications

Including sale and consumption of liquor, reduction in car parking requirements

Class		Fee units	Fee (\$)
1	Use only	89	\$1,318.10

Single dwelling use and/or development

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/class 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is:

Class		Fee units	Fee (\$)
2	\$10,000 or less	13.5	\$199.90
3	More than \$10,000 but not more than \$100,000	42.5	\$629.40
4	More than \$100,000 but not more than \$500,000	87	\$1,288.50
5	More than \$500,000 but not more than \$1 million	94	\$1,392.10
6	More than \$1,000,000 but not more than \$2 million	101	\$1,495.80
	More than \$2 million – refer to fee classes 12 to 15		

VicSmart applications

To find out more about VicSmart, visit <https://www.planning.vic.gov.au/planning-permit-applications/vicsmart>

A permit that is the subject of a VicSmart application, if the estimated cost of the development is:

Class		Fee units	Fee (\$)
7	\$10,000 or less	13.5	\$199.90
8	More than \$10,000	29	\$429.50
9	To subdivide or consolidate land	13.5	\$199.90

Planning and Subdivision Fees 2020-2021



Development applications

Including signage applications, vegetation removal

To develop land (other than for the above single dwelling use and/or development, VicSmart permit or a permit to subdivide or consolidate land) if the estimated cost of development is:

Class		Fee units	Fee (\$)
10	Less than \$100,000	77.5	\$1,147.80
11	More than \$100,000 and not more than \$1 million	104.5	\$1,547.60
12	More than \$1 million and not more than \$5 million	230.5	\$3,413.70
13	More than \$5 million and not more than \$15 million	587.5	\$8,700.90
14	More than \$15 million and not more than \$50 million	1732.5	\$25,658.30
15	More than \$50 million	3894	\$57,670.10

Subdivision applications

Excluding VicSmart subdivision applications

Class		Fee units	Fee (\$)
16	To subdivide an existing building	89	\$1,318.10
17	To subdivide land into two lots	89	\$1,318.10
18	To effect a realignment of a common boundary between lots or consolidate 2 or more lots	89	\$1,318.10
19	Other subdivisions	89	\$1,318.10
		per 100 lots created	
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	\$1,318.10

Planning and Subdivision Fees 2020-2021



Other applications

Class		Fee units	Fee (\$)
21	A permit not otherwise provided for in the regulation	89	\$1,318.10

Combined applications

For combined permit applications where more than one fee applies (e.g. a subdivision and a development application), the amount payable will be the sum of the highest of the fees which would have applied if separate applications were made plus 50% of each of the other fees which would have applied if separate applications were made.

Amendments to Planning Permits

(under Section 72 of the *Planning and Environment Act 1987*)

Amendments to the use/s allowed by a permit

Class		Fee units	Fee (\$)
1	An amendment to a permit to: a) Change the use of land allowed by the permit; or b) Allow a new use of land	89	\$1,318.10

Amendments to the statement of what the permit allows or changes to the permit conditions

Class		Fee units	Fee (\$)
2	An 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)— a) To change the statement of what the permit allows; or b) To change any or all of the conditions which apply to the permit.	89	\$1,318.10

Amendments to a permit for a single dwelling use and/or development

Class	Where the original estimated cost of development was:	Fee units	Fee (\$)
3	\$10,000 or less	13.5	\$199.90
4	More than \$10,000 but not more than \$100,000	42.5	\$629.40
5	More than \$100,000 but not more than \$500,000	87	\$1,288.50
6	More than \$500,000 but not more than \$2 million	94	\$1,392.10

Planning and Subdivision

Fees 2020-2021



Amendments to a VicSmart permit

Class	Where the original estimated cost of development was:	Fee units	Fee (\$)
7	\$10,000 or less	13.5	\$199.90
8	More than \$10,000	29	\$429.50
9	To subdivide or consolidate land	13.5	\$199.90

Amendments to a development permit

Including signage permits, vegetation removal permits

Class	Where the original estimated cost of development was:	Fee units	Fee (\$)
10	\$100,000 or less	77.5	\$1,147.80
11	More than \$100,000 and not more than \$1 million	104.5	\$1,547.60
12	More than \$1 million	230.5	\$3,413.70

Amendments to subdivision permits

Excluding VicSmart subdivision applications

Class	Where the original permit allowed for:	Fee units	Fee (\$)
13	To subdivide an existing building	89	\$1,318.10
14	To subdivide land into two lots	89	\$1,318.10
15	To effect a realignment of a common boundary between lots or consolidate 2 or more lots	89	\$1,318.10
16	Other subdivisions	89	\$1,318.10
		per 100 lots created	
17	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	\$1,318.10

Amendments to other permits

Class		Fee units	Fee (\$)
18	Amendments to a permit not otherwise provided for in the regulation	89	\$1,318.10

Combined amendments to permits

For combined applications to amend permits where more than one fee applies (e.g. a subdivision and a development application), the amount payable will be the sum of the highest of the fees which would have applied if separate applications were made plus 50% of each of the other fees which would have applied if separate applications were made.

Amendments to Planning Permit Applications

Under section 50, section 50A and section 57A of the *Planning and Environment Act 1987*

Sec.	Purpose	Fee (\$)
50	Amendment to application at request of applicant before notice	Nil
50A	Amendment to application at request of responsible authority before notice	Nil
57A	Amendment to application after notice is given	40% of the fee applicable to the original permit class plus the difference in fees if the amendment changes the class of permit to that with a higher application fee

Fees under the *Subdivision Act 1988*

Reg.	Purpose	Fee units	Fee (\$)
6	For certification of a plan of subdivision	11.8	\$174.80
7	Alteration of plan under section 10(2) of the Act	7.5	\$111.10
8	Amendment of certified plan under section 11(1) of the Act	9.5	\$140.70

Certificates of Compliance

Issued under Part 4A of the *Planning and Environment Act 1987*

Reg.		Fee units	Fee (\$)
15	For a certificate of compliance	22	\$325.80

End or Vary a Section 173 Agreement

Reg.		Fee units	Fee (\$)
16	For an agreement to a proposal to amend or end an agreement under section 173 of the Act	44.5	\$659.00

Council Fees / Non-Statutory Fees

	Fee (\$)
Planning Information Requests / General Enquiries	\$122.00
Copy of planning permit and/or endorsed plans	\$110.70
Secondary consent	\$221.40
Extension of time to a permit	\$138.40
Advertising sign (for notice of an application) (when applicable)	\$66.65 per sign
Advertising letters (for notice of an application) (when applicable)	\$97.40 (up to 20 letters)
	\$193.75 (more than 20 and up to 40 letters)
	\$221.40 (more than 40 letters)

Metropolitan Planning Levy

The *Planning and Environment Act 1987* requires a levy payment prior to making a planning permit application for developments valued at over \$1 million (indexed annually) within metropolitan council areas (including the whole area within Cardinia Shire).

The threshold for the 2020-21 financial year is **\$1,076,000**.

The levy rate is set at **\$1.30 per \$1,000** (or 0.13% of the whole value of the development) for affected projects.

More information, including how to apply for a Metropolitan Planning Levy certificate, can be found on the State Revenue Office website at <http://www.sro.vic.gov.au/metropolitan-planning-levy> or in *Planning Practice Note 82: Applying the Metropolitan Planning Levy*.