

URBAN PLANNING

FEE SCHEDULE FOR PLANNING PERMITS, SUBDIVISION PERMITS PLANNING SCHEME AMENDMENTS AND PLANNING PROCESSES

Effective: 1 July 2020

All planning applications and requests have an associated fee. These are either set by the State Government or Council and must be paid before an application can be considered. The following fees apply to the various applications and requests. If you are confused about how much you need to pay, please contact Urban Planning on 9524 3333.

APPLICATIONS FOR PERMITS

(Regulation 9 in the Planning and Environment (Fees) Regulations 2016)

Class	Type of permit	Fee
1	Use of the land	\$1,318.10
Single dwelling use or development - To develop land or to use the land for a single dwelling or to undertake development ancillary to the use of the land for a single dwelling per lot where the cost of works is:		
2	Less than or equal to \$10,000	\$199.90
3	Greater than \$10,000 but less than or equal to \$100,000	\$629.40
4	Greater than \$100,000 but less than or equal to \$500,000	\$1,288.50
5	Greater than \$500,000 but less than or equal to \$1,000,000	\$1,392.10
6	Greater than \$1,000,000 but less than or equal to \$2,000,000	\$1,495.80
VicSmart application Applications which meet the VicSmart criteria		
7	Less than or equal to \$10,000	\$199.90
8	Greater than \$10,000	\$429.50
9	Subdivide or Consolidation of Land	\$199.90
10	VicSmart application (other than a class 7, class 8 or class 9 permit)	\$199.90
Development permits — To develop land with two or more dwellings, advertising signs, commercial or industrial, where the cost of works is:		
11	Less than or equal to \$100,000	\$1,147.80
12	Greater than \$100,000 but less than or equal to \$1,000,000	\$1,547.70
13	Greater than \$1,000,000 but less than or equal to \$5,000,000	\$3,413.70
14	Greater than \$5,000,000 but less than or equal to \$15,000,000	\$8,700.90
15	Greater than \$15,000,000 but less than or equal to \$50,000,000	\$25,658.30
16	Greater than \$50,000,000	\$57,670.10
Subdivision		
17	To subdivide an existing building	\$1,318.10
18	To subdivide land into two lots	\$1,318.10
19	To effect a realignment of a common boundary between lots or consolidate two or more lots.	\$1,318.10
20	Subdivide land (other than a class 9, class 17, class 18 or class 19 permit)	\$1,318.10 per 100 lots
21	To: a) create, vary or remove a restriction within the meaning of the <i>Subdivision Act 1988</i> ; 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.	\$1,318.10
22	A permit not otherwise provided for in the regulation i.e. Sale or consumption of liquor, reduction or waiver of car parking	\$1,318.10

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APPLICATIONS FOR AMENDMENTS TO PERMITS

(Regulation 11 in the Planning and Environment (Fees) Regulations 2016)

Class	Type of permit	Fee
1	Amendment to a permit to change the use of land allowed by the permit or allow a new use of land.	\$1,318.10
2	Amendment to a permit to change the statement of what the permit allows or to change any or all of the conditions which apply to the permit.	\$1,318.10
Single dwelling use or development		
To amend a permit for a single dwelling or to undertake development ancillary to the use of the land for a single dwelling if the estimated cost of any additional works is:		
3	Less than or equal to \$10,000	\$199.90
4	Greater than \$10,000 but less than or equal to \$100,000	\$629.40
5	Greater than \$100,000 but less than or equal to \$500,000	\$1,288.50
6	Greater than \$500,000 but less than or equal to \$2,000,000	\$1,392.10
VicSmart application		
Applications which meet the VicSmart criteria		
7	Less than or equal to \$10,000	\$199.90
8	Greater than \$10,000	\$429.50
9	Subdivide or Consolidation of Land	\$199.90
10	VicSmart application (other than a class 7, class 8 or class 9 permit)	\$199.90
Development permits — To amend a permit with two or more dwellings, advertising signs, commercial or industrial, where the estimated cost of any additional works is:		
11	Less than or equal to \$100,000	\$1,147.80
12	Greater than \$100,000 but less than or equal to \$1,000,000	\$1,547.70
13	Greater than \$1,000,000	\$3,413.70
Subdivision		
14	To subdivide an existing building	\$1,318.10
15	To subdivide land into two lots	\$1,318.10
16	To effect a realignment of a common boundary between lots or consolidate two or more lots.	\$1,318.10
17	Subdivide land	\$1,318.10 per 100 lots
18	To: a) create, vary or remove a restriction within the meaning of the <i>Subdivision Act 1988</i> ; 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.	\$1,318.10
19	A permit not otherwise provided for in the regulation i.e. Sale or consumption of liquor, reduction or waiver of car parking.	\$1,318.10

SUBDIVISION FEES

(Subdivision (Fees) Regulations 2016)

Regulation	Purpose	Fee
6	For certification of a plan of subdivision	\$174.80
7	Alteration of a plan under Section 10(2) of the <i>Subdivision Act 1988</i>	\$111.10
8	Amendment of certified plan under section 11(1) of the <i>Act</i>	\$140.70

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OTHER FEES BY THE STATE GOVERNMENT

(Regulations 10, 12–16 and 18 in the Planning and Environment (Fees) Regulations 2016)

Regulation	Purpose	Fee
10	For combined permit applications	Sum of the highest of the fees which would have applied if separate applications were made and 50 per cent of each of the other fees which would have applied if separate applications were made.
12	Amend an application for a permit or an application to amend a permit	<p>a) Under section 57A(3)(a) of the <i>Act</i> the fee to amend an application for a permit after notice is given is 40 per cent of the application fee for that class of permit set out in the Table at regulation 9.</p> <p>b) Under section 57A(3)(a) of the <i>Act</i> the fee to amend an application to amend a permit after notice is given is 40 per cent of the application fee for that class of permit set out in the Table at regulation 11 and any additional fee under c) below.</p> <p>c) 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.</p>
13	For a combined application to amend permit	The sum of the highest of the fees which would have applied if separate applications were made and 50 per cent of each of the other fees which would have applied if separate applications were made.
14	For a combined permit and planning scheme amendment	Under section 96A(4)(a) of the <i>Act</i> : The sum of the highest of the fees which would have applied if separate applications were made and 50 per cent of each of the other fees which would have applied if separate applications were made.
15	For a certificate of compliance	\$325.80
16	For an agreement to a proposal to amend or end an agreement under section 173 of the <i>Act</i>	\$659.10
18	Where a planning scheme specifies that a matter must be done to the satisfaction of a responsible authority, Minister, public authority or municipal council	\$325.80

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AMENDMENTS TO PLANNING SCHEMES

(Regulation 6 in the Planning and Environment (Fees) Regulations 2016)

Stage	Type of permit	Fee
1	For: 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.	\$3,050.90
2	a) 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	\$15,121
	(ii) 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or	\$30,212.40
	(iii) submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel; and	\$40,386.90
	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.	
3	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.	\$481.30 if the Minister is not the planning authority or nil fee if the Minister is the planning authority
4	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.	\$481.30 if the Minister is not the planning authority or nil fee if the Minister is the planning authority

NON-STATUTORY PLANNING FEES

Planning fees and charges	Fee
Secondary Consent amendments To amend plans or other documents by secondary consent . Fees for all requests for secondary consent are the same as the amendment fees (refer to table above listing amendment fees).	See Amendment fees
Extension of time request permits (first request)	\$650
Extension of time request permits (second and subsequent request)	\$950
Condition of permit plans (second and subsequent request)	\$127.50
Planning information request	\$165
Copies of documents – where the documents are not electronic	\$125
Copies of documents	\$40
Pre-application advice (written advice — minor applications)	\$165
Pre-application advice (written advice — major applications)	\$255
Pre-application meeting	\$255
Subsequent pre-application advice following initial response (written advice)	\$165
Advertising signs	\$25
Advertising (first 10 notices)	\$125
Additional notices	\$12 each

Photocopying and scanning administration fees	Fee (GST free)
Digitisation fee (any submission that includes paper size larger than A3 size)	\$120
Digitisation fee (any submission that includes A3 and/or A4 size only)	\$60
A0, A1, A2	\$15.30 each
A4	\$4.10 each
A3	\$5.10 each

Pre-application requests - the following defines what is a minor or major application type.

MINOR APPLICATION

A minor pre-application advice request is for any proposal which comprises:

- alterations and extensions to an existing dwelling or commercial building;
- development of up to three dwellings on a lot;
- two lot subdivision;
- display advertising signage;
- reduce or waive the number of car parking spaces required under the *Glen Eira Planning Scheme*;
- change the use of land;
- applications defined as VicSmart; and
- similar small scale applications.

MAJOR APPLICATION

A major pre-application advice request is for any proposal which comprises:

- four dwellings or more;
- use and developments;
- mixed use applications;
- new commercial developments;
- subdivision of three or more lots;
- matters involving existing use rights or enforcement matters; and
- other similar applications.