

PLANNING AND SUBDIVISION APPLICATION FEES

2020/2021

Planning and Environment (Fees) Amendment
Regulations 2018
Subdivision (Fees) Regulations 2016

APPLICATION FOR A PLANNING PERMIT

Class of permit	Type of Application **Multiple Triggers – 1st Trigger, dearer amount then 50% off each subsequent trigger**	Permit Fee \$
Use Only		
Class 1	Permit relating to use of land (<i>including sale of land and consumption of liquor</i>)	1,318.10
Single dwelling use or development	A permit (other than a class 7,8 permit or a permit to subdivide or consolidate land) to (a) develop land for a single dwelling per lot; or (b) use and develop land for a single dwelling per lot; or (c) undertake development ancillary to the use of land for a single dwelling per lot if the estimated cost is;	
Class 2	\$10,000 or less	199.90
Class 3	More than \$10,000 but not more than \$100,000	629.40
Class 4	More than \$100,000 but not more than \$500,000	1,288.50
Class 5	More than \$500,000 but not more than \$1,000,000	1,392.10
Class 6	More than \$1,000,000 but not more than \$2,000,000	1,495.80
VicSmart	VicSmart application if the estimated cost of the development is:	
Class 7	\$10,000 or less	199.90
Class 8	More than \$10,000	429.50
Class 9	VicSmart application to subdivide or consolidate land	199.90
Class 10	VicSmart Application (other than class 7, 8 or 9 permit)	199.90
All Other Development	A permit to develop land (other than a Class 2-8 or a permit to subdivide or consolidate land) if the estimated cost of the development is: (<i>includes signage and single dwelling over \$2 million, other than VicSmart applications</i>)	
Class 11	Less than \$100,000	1,147.80
Class 12	More than \$100,000 and not more than \$1,000,000	1,547.60
Class 13	More than \$1,000,000 and not more than \$5,000,000	3,413.70
Class 14	More than \$5,000,000 and not more than \$15,000,000	8,700.90
Class 15	More than \$15,000,000 and not more than \$50,000,000	25,658.30
Class 16	More than \$50M	57,670.10
Subdivision		
Class 17	Subdivide an existing building (other than a class 9 permit)	1,318.10
Class 18	Subdivide land into 2 lots (other than a class 9 or 17 permit)	1,318.10
Class 19	Realignment of a common boundary between lots or consolidate 2 or more lots (other than a class 9 permit)	1,318.10
Class 20	To subdivide land (other than class 9, 17, 18 or 19 permit) (<i>fee charged per 100 lots created</i>)	1,318.10
Class 21	(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
Other Class 22	A permit not otherwise provided for in this Regulation	1,318.10

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APPLICATION TO AMEND AN EXISTING PERMIT

Class of permit	Type of Application	Amendment Fee \$
Class 1	An amendment to a permit to – (a) change the use of the land allowed by the permit or (b) allow a new use of land	1,318.10
Class 2	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	1,318.10
An amendment to a class 2, 3, 4, 5 or 6 permit, if the estimated cost of any additional development to be permitted by the amendment is;		
Class 3	\$10,000 or less	199.90
Class 4	More than \$10,000 but not more than \$100,000	629.40
Class 5	More than \$100,000 but not more than \$500,000	1,288.50
Class 6	More than \$500,000	1,392.10
VicSmart	An Amendment to a permit that is the subject of a VicSmart application, if the estimated cost of the development is:	
Class 7	\$10,000 or less	199.90
Class 8	More than \$10,000	429.50
Class 9	An amendment to a class 9 permit	199.90
Class 10	An amendment to a class 10 permit	199.90
All Other Development	An amendment to a class 11, 12, 13, 14, 15 or 16 permit, if the estimated cost of any additional development to be permitted by the amendment is;	
Class 11	\$100,000 or less	1,147.80
Class 12	More than \$100,000 and not more than \$1,000,000	1,547.60
Class 13	More than \$1,000,000	3,413.70
Subdivision		
Class 14	An amendment to a class 17 permit	1,318.10
Class 15	An amendment to a class 18 permit	1,318.10
Class 16	An amendment to a class 19 permit	1,318.10
Class 17	An amendment to a class 20 permit <i>(fee per every additional 100 lots created)</i>	1,318.10
Class 18	An amendment to a class 21 permit	1,318.10
Class 19	An amendment to a class 22 permit	1,318.10

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<p>Combined Application Reg. 10 Reg. 13 Reg. 14</p>	<p>New Applications Amendment to Application New Application & Planning Scheme Amendment</p>	<p>If the application is for a combined planning permit or for a combined application to amend a permit, the fee for the Planning Permit is the sum of the highest of the fees which would have applied if separate applications were made and 50% of each of the other fees which would have applied if separate applications were made</p>
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AMENDMENT TO AN APPLICATION AFTER PUBLIC NOTICE (Reg. 12)

<p>New Application</p>	<p>(a) 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 (Permit Application Fees)</p>
<p>Amendment Application</p>	<p>(b) 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 (Permit Amendment Fees) and any additional fee under c) below (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 between the original class of application and the amended class of permit</p>

CERTIFICATION OF SUBDIVISION

Regulation	Type of Application	Fee \$
Reg. 6	Certification of a plan of subdivision (and to issue a statement of compliance)	174.80
Reg. 7	Alteration of plan under Section 10(2) of the Act	111.10
Reg. 8	Amendment of certified plan under Section 11(1) of the Act	140.70
Engineering	Based on the estimated cost of construction of the works proposed in the engineering plan:	
Reg. 9	Checking of engineering plans	0.75% of the estimated cost of construction of the works proposed in the engineering plan
Reg. 10	Engineering plan prepared by Council	3.5% of the cost of works proposed in the engineering plan
Reg. 11	Supervision of works	2.5% of the estimated cost of construction of the works

OTHER MATTERS

Regulation	Type of Application	Fee \$
Reg. 15	Certificate of Compliance – stating that an existing use or development of land complies with the requirements of the planning scheme, or that a proposed use or development of land would comply with the requirements of the planning scheme	325.80
Reg. 16	For an agreement to a proposal to amend or end an agreement under Section 173 of the Act	659.00
Reg. 17	Planning Certificates – NOT PROVIDED BY COLAC OTWAY SHIRE	Landata
Reg. 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

COUNCIL FEES

The following fees are set by Council and include GST

Type of Application	Fee \$
Advertising - Advertising notice sent to individual property owners (fee per letter)	7.70
Advertising – Erection of Sign on Site	339.00
Secondary consent – Application for approval of amended plans under secondary consent	184.00
Extension of time to a permit – First Request	105.00
Extension of time to a permit – Second Request	157.00
Extension of time to a permit – Every addition request	210.00
Written Consent to Vary Something Registered on a Title to address matters implemented through.	640.00
Search and Copy of Planning Permit/Endorsed Plans (does not require extensive research)	113.00
Search and Copy of Planning Permits/Endorsed Plans (extensive research)	226.00