

# APPLICATION FOR A PLANNING PERMIT (Under Sec. 47 Planning & Environment Act 1987 Reg.9)

Class of permit	Type of Application <b>**Multiple Triggers – 1<sup>st</sup> Trigger, dearer amount then 50% off each subsequent trigger**</b>	Permit Fee \$ Statutory NO GST
<b>Use Only</b>		
Class 1	Permit relating to <u>use</u> of land ( <i>including sale of land &amp; consumption of liquor, Communication Tower</i> )	1496.10
<b>Develop land for a Single dwelling per Lot OR use &amp; develop Land</b>	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	226.90
Class 3	More than \$10,000 but not more than \$100,000	714.40
Class 4	More than \$100,000 but not more than \$500,000	1462.50
Class 5	More than \$500,000 but not more than \$1,000,000	1580.10
Class 6	More than \$1,000,000 but not more than \$2,000,000	1697.80
<b>VicSmart</b>	VicSmart application if the estimated cost of the development is:	
Class 7	\$10,000 or less	226.90
Class 8	More than \$10,000	487.50
Class 9	VicSmart application to subdivide or consolidate land	226.90
Class 10	VicSmart Application (other than class 7, 8 or 9 permit)	226.90
<b>All Other Development</b>	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, farm shed, units, dams and single (one) dwelling over \$2million, carpark, other than VicSmart applications</i> )	
Class 11	Less than \$100,000	1302.80
Class 12	More than \$100,000 and not more than \$1,000,000	1756.60
Class 13	More than \$1,000,000 and not more than \$5,000,000	3874.70
Class 14	More than \$5,000,000 and not more than \$15,000,000	9875.90
Class 15	More than \$15,000,000 and not more than \$50,000,000	29123.30
Class 16	More than \$50M	65458.10
<b>Subdivision</b>		
Class 17	Subdivide an existing building (other than a class 9 permit)	1496.10
Class 18	Subdivide land into 2 lots (other than a class 9 or 17 permit)	1496.10
Class 19	Realignment of a common boundary between lots or consolidate 2 or more lots (other than a class 9 permit)	1496.10
Class 20	To subdivide land (other than class 9, 17, 18 or 19 permit) ( <i>fee charged per 100 lots created</i> )	1496.10
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.	1496.10
<b>Other</b> Class 22	A permit not otherwise provided for in this Regulation ( <i>such as Vegetation removal</i> )	1496.10

### APPLICATION TO AMEND AN EXISTING PERMIT

(Under Sec. 72 Planning & Environment Act 1987 Reg.11)

Class of permit	Type of Application	Amendment Fee \$ Statutory NO GST
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	1496.10
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	1496.10
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	226.90
Class 4	More than \$10,000 but not more than \$100,000	714.40
Class 5	More than \$100,000 but not more than \$500,000	1462.50
Class 6	More than \$500,000	1580.10
<b>VicSmart</b>	An Amendment to a permit that is the subject of a VicSmart application, if the estimated cost of the additional development is:	
Class 7	\$10,000 or less	226.90
Class 8	More than \$10,000	487.80
Class 9	An amendment to a class 9 permit	226.90
Class 10	An amendment to a class 10 permit	226.90
<b>All Other Development</b>	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	1302.80
Class 12	More than \$100,000 and not more than \$1,000,000	1756.60
Class 13	More than \$1,000,000	3874.70
<b>Subdivision</b>		
Class 14	An amendment to a class 17 permit	1496.10
Class 15	An amendment to a class 18 permit	1496.10
Class 16	An amendment to a class 19 permit	1496.10
Class 17	An amendment to a class 20 permit (fee per every additional 100 lots created)	1496.10
Class 18	An amendment to a class 21 permit	1496.10
Class 19	An amendment to a class 22 permit	1496.10

# PLANNING AND SUBDIVISION APPLICATION FEES

**2025/2026**

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

<b>Combined Application</b> Reg. 10 Reg. 13 Reg. 14	New Applications Amendment to Application New Application & Planning Scheme Amendment	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
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## AMENDMENT TO AN APPLICATION AFTER PUBLIC NOTICE (Reg. 12)

New Application	(a) Under Section 57A(3)(a) of the Act the fee to <b>amend</b> an application for a permit <b>after</b> notice is given is 40% of the application fee for that class of permit set out in Table 2 at Regulation 9 (Permit Application Fees)
Amendment Application	(b) Under Section 57A(3)(a) of the Act the fee to <b>amend</b> an application to amend a permit <b>after notice</b> is given is 40% of the application fee for that class of permit set out in Table 3 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 Table 2 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

## CERTIFICATION OF SUBDIVISION

Regulation	Type of Application	Fee \$ Statutory NO GST
Reg. 6	Certification of a plan of subdivision (and to issue a statement of compliance)	198.40
Reg. 7	Alteration of plan under Section 10(2) of the Act	126.10
Reg. 8	Amendment of certified plan under Section 11(1) of the Act	159.70
<b>Engineering</b>	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 \$ Statutory NO GST
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	369.80
Reg. 16	For an agreement to a proposal to amend or end an agreement under Section 173 of the Act	748.00
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	369.80

# PLANNING AND SUBDIVISION APPLICATION FEES

**2025/2026**

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

<b>*PLANNING ENFORCEMENT – Infringement Act 2006</b>		<b>Fee \$</b>
Penalty Value Unit \$203.51	Planning Infringement – <b>Company</b> (10 Penalty Units)	2035.00
	Planning Infringement – <b>Individual</b> (5 Penalty Units)	1018.00
Fee Unit \$16.81	Penalty Reminder – (fee unit 1.74)	29.00

## COUNCIL FEES

The following fees are set by **Council** and **include GST**

<b>Type of Application</b>	<b>Fee \$</b>
Advertising - Advertising notice sent to individual property owners (fee per letter)	8.60
Advertising – Erection of Sign on Site	369.00
Secondary consent – Application for approval of amended plans under secondary consent	207.00
Extension of time to a permit – First Request	130.00
Extension of time to a permit – Second Request	195.00
Extension of time to a permit – Every addition request	260.00
Written Consent to Vary Something Registered on a Title to address matters implemented through.	765.00
Search and Copy of Planning Permit/Endorsed Plans (does not require extensive research)	Nil Charge
Search and Copy of Planning Permits/Endorsed Plans (extensive research)	Nil Charge