

# PLANNING AND SUBDIVISION APPLICATION FEES

2026/2027

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

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

| Class of permit                                                             | Type of Application<br><b>**Multiple Triggers – 1<sup>st</sup> Trigger, dearer amount then 50% off each subsequent trigger**</b>                                                                                                                                                                                               | Permit Fee \$<br>Statutory NO GST |
|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| <b>Use Only</b>                                                             |                                                                                                                                                                                                                                                                                                                                |                                   |
| Class 1                                                                     | Permit relating to <u>use</u> of land (including sale of land & consumption of liquor, Communication Tower)                                                                                                                                                                                                                    | 1537.00                           |
| <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<br>(a) develop land for a single dwelling per lot; OR<br>(b) use AND develop land for a single dwelling per lot; OR<br>(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                                                                                                                                                                                                                                                                                                               | 233.10                            |
| Class 3                                                                     | More than \$10,000 but not more than \$100,000                                                                                                                                                                                                                                                                                 | 734.00                            |
| Class 4                                                                     | More than \$100,000 but not more than \$500,000                                                                                                                                                                                                                                                                                | 1502.50                           |
| Class 5                                                                     | More than \$500,000 but not more than \$1,000,000                                                                                                                                                                                                                                                                              | 1623.40                           |
| Class 6                                                                     | More than \$1,000,000 but not more than \$2,000,000                                                                                                                                                                                                                                                                            | 174430                            |
| <b>VicSmart</b>                                                             | VicSmart application if the estimated cost of the development is:                                                                                                                                                                                                                                                              |                                   |
| Class 7                                                                     | \$10,000 or less                                                                                                                                                                                                                                                                                                               | 233.10                            |
| Class 8                                                                     | More than \$10,000                                                                                                                                                                                                                                                                                                             | 500.80                            |
| Class 9                                                                     | VicSmart application to subdivide or consolidate land                                                                                                                                                                                                                                                                          | 233.10                            |
| Class 10                                                                    | VicSmart Application (other than class 7, 8 or 9 permit)                                                                                                                                                                                                                                                                       | 233.10                            |
| <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: (includes signage, farm shed, units, dams and single (one) dwelling over \$2million, carpark, other than VicSmart applications)                                                    |                                   |
| Class 11                                                                    | Less than \$100,000                                                                                                                                                                                                                                                                                                            | 1338.40                           |
| Class 12                                                                    | More than \$100,000 and not more than \$1,000,000                                                                                                                                                                                                                                                                              | 1804.70                           |
| Class 13                                                                    | More than \$1,000,000 and not more than \$5,000,000                                                                                                                                                                                                                                                                            | 3980.70                           |
| Class 14                                                                    | More than \$5,000,000 and not more than \$15,000,000                                                                                                                                                                                                                                                                           | 10146.10                          |
| Class 15                                                                    | More than \$15,000,000 and not more than \$50,000,000                                                                                                                                                                                                                                                                          | 29920.30                          |
| Class 16                                                                    | More than \$50M                                                                                                                                                                                                                                                                                                                | 67249.40                          |
| <b>Subdivision</b>                                                          |                                                                                                                                                                                                                                                                                                                                |                                   |
| Class 17                                                                    | Subdivide an existing building (other than a class 9 permit)                                                                                                                                                                                                                                                                   | 1537.00                           |
| Class 18                                                                    | Subdivide land into 2 lots (other than a class 9 or 17 permit)                                                                                                                                                                                                                                                                 | 1537.00                           |
| Class 19                                                                    | Realignment of a common boundary between lots or consolidate 2 or more lots (other than a class 9 permit)                                                                                                                                                                                                                      | 1537.00                           |
| Class 20                                                                    | To subdivide land (other than class 9, 17, 18 or 19 permit)<br>(fee charged per 100 lots created)                                                                                                                                                                                                                              | 1537.00                           |
| Class 21                                                                    | (a) create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or<br>(b) create or remove a right of way; or<br>(c) create, vary or remove an easement other than a right of way; or<br>(d) vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant.      | 1537.00                           |
| <b>Other Class 22</b>                                                       | A permit not otherwise provided for in this Regulation (such as Vegetation removal)                                                                                                                                                                                                                                            | 1537.00                           |

### APPLICATION TO AMEND AN EXISTING PERMIT

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

| Class of permit                                                                                                                          | Type of Application                                                                                                                                                                                                                                                                                                                                                           | Amendment Fee \$<br>Statutory NO GST |
|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| Class 1                                                                                                                                  | An amendment to a permit to –<br>(a) change the use of the land allowed by the permit or<br>(b) allow a new use of land                                                                                                                                                                                                                                                       | 1537.00                              |
| 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)<br>(a) to change the statement of what the permit allows or<br>(b) to change any or all of the conditions which apply to the permit | 1537.00                              |
| 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                                                                                                                                                                                                                                                                                                                                                              | 233.10                               |
| Class 4                                                                                                                                  | More than \$10,000 but not more than \$100,000                                                                                                                                                                                                                                                                                                                                | 734.00                               |
| Class 5                                                                                                                                  | More than \$100,000 but not more than \$500,000                                                                                                                                                                                                                                                                                                                               | 1502.50                              |
| Class 6                                                                                                                                  | More than \$500,000                                                                                                                                                                                                                                                                                                                                                           | 1623.40                              |
| <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                                                                                                                                                                                                                                                                                                                                                              | 233.10                               |
| Class 8                                                                                                                                  | More than \$10,000                                                                                                                                                                                                                                                                                                                                                            | 500.80                               |
| Class 9                                                                                                                                  | An amendment to a class 9 permit                                                                                                                                                                                                                                                                                                                                              | 233.10                               |
| Class 10                                                                                                                                 | An amendment to a class 10 permit                                                                                                                                                                                                                                                                                                                                             | 233.10                               |
| <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                                                                                                                                                                                                                                                                                                                                                             | 1338.40                              |
| Class 12                                                                                                                                 | More than \$100,000 and not more than \$1,000,000                                                                                                                                                                                                                                                                                                                             | 1804.70                              |
| Class 13                                                                                                                                 | More than \$1,000,000                                                                                                                                                                                                                                                                                                                                                         | 3980.70                              |
| <b>Subdivision</b>                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                               |                                      |
| Class 14                                                                                                                                 | An amendment to a class 17 permit                                                                                                                                                                                                                                                                                                                                             | 1537.00                              |
| Class 15                                                                                                                                 | An amendment to a class 18 permit                                                                                                                                                                                                                                                                                                                                             | 1537.00                              |
| Class 16                                                                                                                                 | An amendment to a class 19 permit                                                                                                                                                                                                                                                                                                                                             | 1537.00                              |
| Class 17                                                                                                                                 | An amendment to a class 20 permit<br>(fee per every additional 100 lots created)                                                                                                                                                                                                                                                                                              | 1537.00                              |
| Class 18                                                                                                                                 | An amendment to a class 21 permit                                                                                                                                                                                                                                                                                                                                             | 1537.00                              |
| Class 19                                                                                                                                 | An amendment to a class 22 permit                                                                                                                                                                                                                                                                                                                                             | 1537.00                              |

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Planning and Environment (Fees) Regulations 2016  
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|                                                              |                            |                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Combined Application</b><br>Reg. 10<br>Reg. 13<br>Reg. 14 | New Applications           | 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 |
|                                                              | Amendment to Application   |                                                                                                                                                                                                                                                                                                                                       |
|                                                              | New Application & Planning |                                                                                                                                                                                                                                                                                                                                       |
|                                                              | Scheme Amendment           |                                                                                                                                                                                                                                                                                                                                       |

## 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<br>(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 \$<br>Statutory NO GST                                                                |
|--------------------|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| Reg. 6             | Certification of a plan of subdivision (and to issue a statement of compliance)            | 203.80                                                                                    |
| Reg. 7             | Alteration of plan under Section 10(2) of the Act                                          | 129.50                                                                                    |
| Reg. 8             | Amendment of certified plan under Section 11(1) of the Act                                 | 164.10                                                                                    |
| <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 \$<br>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 | 379.90                     |
| Reg. 16    | For an agreement to a proposal to amend or end an agreement under Section 173 of the Act                                                                                                                                                       | 768.50                     |
| Reg. 17    | Planning Certificates – <b>NOT PROVIDED BY COLAC OTWAY SHIRE</b>                                                                                                                                                                               | <b>Landata</b>             |
| 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                                                                                   | 379.90                     |

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| <b>*PLANNING ENFORCEMENT – Infringement Act 2006</b> |                                                             | <b>Fee \$</b> |
|------------------------------------------------------|-------------------------------------------------------------|---------------|
| Penalty Value Unit<br>\$209.10                       | Planning Infringement – <b>Company</b> (10 Penalty Units)   | 2091.00       |
|                                                      | Planning Infringement – <b>Individual</b> (5 Penalty Units) | 1046.00       |
| Fee Unit \$17.27                                     | Penalty Reminder – (fee unit 1.74)                          | 30.00         |

## 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)            | 9.00          |
| Advertising – Erection of Sign on Site                                                          | 384.00        |
| Secondary Consent – VicSmart and Single Dwelling                                                | 175.00        |
| Secondary Consent – Any other Secondary Consent other than VicSmart or Single Dwelling          | 275.00        |
| Extension of time to a permit – First Request                                                   | 136.00        |
| Extension of time to a permit – Second Request                                                  | 205.00        |
| Extension of time to a permit – Every addition request                                          | 271.00        |
| Written Consent to Vary Something Registered on a Title to address matters implemented through. | 795.60        |
| 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    |