

Planning and Subdivision Fee Schedule - 1 July 2022 to 30 June 2023

The cost of your application depends on what you want to do and which class it fits into.

Planning application fees are set by the State Government under the *Planning and Environment (Fees) Regulations 2016* and *Subdivision (Fees) Regulations 2016*.

These Regulations set fees in fee units. A fee is calculated by multiplying the number of applicable fee units by the value of a fee unit. The amount of the calculated fee may be rounded to the nearest 10 cents.

The value of a fee unit is fixed by the Treasurer under section 5 of the *Monetary Units Act 2004*.

The fee unit value for the 2022/23 financial year is \$15.29

Visit the State Government website for more information; <https://www.planning.vic.gov.au/legislation-regulations-and-fees/planning-and-subdivision-fees>

Council also set fees for other non-statutory planning considerations and services.

Applications for planning permits

(under Section 47 of the *Planning and Environment Act 1987*)

Class	Type of Application	Fee Units	Fee
Use applications			
1	A permit relating to use of land	89	\$1,360.80
Single dwelling use and/or development			
	A permit (other than a class 7 / class 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 of development is;		
2	- \$10,000 or less	13.5	\$206.40
3	- more than \$10,000 but not more than \$100,000	42.5	\$649.80
4	- more than \$100,000 but not more than \$500,000	87	\$1,330.20
5	- more than \$500,000 but not more than \$1,000,000	94	\$1,437.30
6	- more than \$1,000,000 but not more than \$2,000,000	101	\$1,544.30
VicSmart Applications			
	A permit that is the subject of a VicSmart application, if the estimated cost of the development is;		
7	- \$10,000 or less	13.5	\$206.40
8	- more than \$10,000	29	\$443.40
9	A permit that is the subject of a VicSmart application to subdivide or consolidate land	13.5	\$206.40
10	A permit that is the subject of a VicSmart application (other than a class 7, class 8 or class 9 permit)	13.5	\$206.40
Development applications			
	A permit to develop land (other than for a permit for a single dwelling use and/or development, a VicSmart permit, or a permit to subdivide or consolidate land) if the estimated cost of development is;		
11	- not more than \$100,000	77.5	\$1,185.00
12	- more than \$100,000 but not more than \$1,000,000	104.5	\$1,597.80
13	- more than \$1,000,000 but not more than \$5,000,000	230.5	\$3,524.30
14	- more than \$5,000,000 but not more than \$15,000,000	587.5	\$8,982.90
15	- more than \$15,000,000 but not more than \$50,000,000	1732.5	\$26,489.90
16	- more than \$50,000,000	3894	\$59,539.30

Subdivision applications			
17	A permit to subdivide an existing building (other than a class 9 permit)	89	\$1,360.80
18	A permit to subdivide land into 2 lots (other than a class 9 or class 17 permit)	89	\$1,360.80
19	A permit to effect a realignment of a common boundary between lots or to consolidate 2 or more lots (other than a class 9 permit)	89	\$1,360.80
20	A permit to subdivide land (other than a class 9, class 17, class 18 or class 19 permit)	89 per 100 lots created	\$1,360.80 per 100 lots created
21	A permit 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 a right of way) in a Crown grant	89	\$1,360.80
Other applications			
22	A permit not otherwise provided for in this regulation	89	\$1,360.80

For combined permit applications	
Regulation 10	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

Applications to amend planning permits

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

Class	Type of Application	Fee Units	Fee
Amendment to the use/s allowed by a permit			
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	\$1,360.80
Amendment to the statement of what the permit allows or changes to the permit conditions			
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	\$1,360.80
Amendment to a permit for a single dwelling use and/or development			
3	An amendment to a permit for a single dwelling use and/or development, if the estimated cost of any additional development to be permitted by the amendment is;		
	- \$10,000 or less	13.5	\$206.40
4	- more than \$10,000 but not more than \$100,000	42.5	\$649.80
5	- more than \$100,000 but not more than \$500,000	87	\$1,330.20
6	- more than \$500,000	94	\$1,437.30

Amendment to a VicSmart permit			
	An amendment to a permit that is the subject of a VicSmart application, if the estimated cost of the additional development is;		
7	- \$10,000 or less	13.5	\$206.40
8	- more than \$10,000	29	\$443.40
9	An amendment to a VicSmart (class 9) permit to subdivide or consolidate land	13.5	\$206.40
10	An amendment to a VicSmart (class 10) permit	13.5	\$206.40
Amendment to a development permit			
	An amendment to a permit to develop land (other than for a permit for a single dwelling use and/or development, a VicSmart permit, or a permit to subdivide or consolidate land), if the estimated cost of any additional development to be permitted by the amendment is;		
11	- \$100,000 or less	77.5	\$1,185.00
12	- more than \$100,000 but not more than \$1,000,000	104.5	\$1,597.80
13	- more than \$1,000,000	230.5	\$3,524.30
Amendment to a subdivision permit			
14	An amendment to a class 17 permit to subdivide an existing building	89	\$1,360.80
15	An amendment to a class 18 permit to subdivide land into 2 lots	89	\$1,360.80
16	An amendment to a class 19 permit to effect a realignment of a common boundary between lots or to consolidate 2 or more lots	89	\$1,360.80
17	An amendment to a class 20 permit to subdivide land	89 per every additional 100 lots created	\$1,360.80 per every additional 100 lots created
18	An amendment to a class 21 permit 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 a right of way) in a Crown grant	89	\$1,360.80
Amendment to other permits			
19	An amendment to a class 22 permit not otherwise provided for in this regulation	89	\$1,360.80

For a combined application to amend a permit	
Regulation 13	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

Amend an application for a permit or an application to amend a permit	
Regulation 12	<ul style="list-style-type: none"> 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; 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 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 the original class of application and the amended class of permit

For a combined permit and planning scheme amendment

Regulation 14	Under section 96A(4)(a) of the Act, 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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Other fees under the *Planning and Environment Act 1987*

Regulation	Type of Application	Fee Units	Fee
15	For a certificate of compliance under Part 4A of the Act	22	\$336.40
16	For an agreement to a proposal to amend or end an agreement under section 173 of the Act	44.5	\$680.40
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	22	\$336.40

Fees under the *Subdivision Act 1988*

Regulation	Purpose	Fee Units	Fee
6	For certification of a plan of subdivision	11.8	\$180.40
7	Alteration of plan under section 10(2) of the Act	7.5	\$114.70
8	Amendment of certified plan under section 11(1) of the Act	9.5	\$145.30

Fees for Amendment to Planning Scheme

Stage	Stage of Amendment	Paid to	Fee Units	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.	The planning authority	206	\$3,149.70
2	For: a) considering;	The planning authority		
	(i) up to and including 10 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or		1021	\$15,611.10
	(ii) 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or		2040	\$31,191.60
	(iii) submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel; and		2727	\$41,695.80

Stage	Stage of Amendment	Paid to	Fee Units	Fee
	<ul style="list-style-type: none"> 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	For: <ul style="list-style-type: none"> 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. 	The planning authority	32.5	\$496.90 if the Minister is not the planning authority, or nil fee if the Minister is the planning authority
4	For: <ul style="list-style-type: none"> 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. 	The Minister	32.5	\$496.90 if the Minister is not the planning authority, or nil fee if the Minister is the planning authority

Regulation	Type of Application	Fee Units	Fee
7	For requesting the Minister to prepare an amendment to a planning scheme exempted from the requirements referred to in section 20(4) of the Act	270	\$4,128.30
8	For requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed under section 20A of the Act	65	\$993.90

Council Charges for Planning Considerations and Services (Non-Statutory Fees)

Fees for Planning considerations and services are not covered by fees as prescribed in the *Planning and Environment (Fees) Regulations 2016*. Fees are set out in the annual Council Budget and are subject to change without notice.

Planning Pre-Application Discussion Service	Fee
Average Category Proposal - initial meeting and written document	\$294.00*
Average Category Proposal - each additional meeting and/or written document	\$128.00*
Complex Category Proposal - initial meeting and written document	\$406.00*
Complex Category Proposal - each additional meeting and/or written document	\$235.00*
Regional / City Significant Category Proposal - initial meeting and written document	\$519.00*
Regional / City Significant Category Proposal – each additional meeting and/or written document	\$354.00*

Public Notification (Advertising) of a Planning Application or Planning Scheme Amendment	Fee
1 - 10 notifications and/or 1 site notice	\$148.00
Per name of 11 or more notifications and/or each additional site notice	\$14.80
Administration fee for notification in a newspaper and/or Government Gazette (this fee is in addition to full recovery of all costs incurred for newspaper and Government Gazette advertisement bookings. All costs are recharged to the applicant on a case by case basis)	\$123.00

Application for Extension of Time to a Planning Permit	Fee
Application to propose to extend the expiry date of an existing planning permit	\$395.00

Application for Secondary Consent to Amend Plans	Fee
Application under 'Secondary Consent' provisions to propose minor changes to plans which are endorsed to an existing planning permit	\$442.00





Request for Written Planning Advice	Fee
Per property or planning matter (includes confirmation of planning scheme and/or policy requirements)	\$161.00*

Copy of a Planning Permit and / or Endorsed Plans	Fee
Per each residential property	\$140.00
Per each non-residential property	\$192.00

Printed (Paper) Copy of a Planning Document	Fee
Per each planning application, property or planning matter. Includes Advertised Material for a current planning application, or a Greater Dandenong Planning Scheme Incorporated Document, Reference Document, Approved Development Plan or other Planning Strategy/document. Note: A reduced charge of \$22.00 is offered to Seniors and Pension Card holders.	\$45.00

* includes GST

Please contact Council's Planning Department if you are unsure of the fee that applies to your application/request.

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