

Planning and Subdivision Fees

1 July 2022 – 30 June 2023

Planning & Environment (Fees) Regulations 2016

Subdivision (Fees) Regulations 2016

APPLICATIONS FOR PERMITS AND AMENDED PERMITS		
Class of permit	REGULATION 9 Type of Application	Fee for Permit Application
1	Change or allow a new use of the land	\$1360.80
	Amendment to change the statement of what the permit allows; or change any or all conditions	
Single dwelling		
To develop land, or to use and develop land for a single dwelling per lot, or to undertake development ancillary to the use of the land for a single dwelling per lot if the estimated cost of the development is:		
2	Up to \$10,000	\$206.40
3	\$10,001 to \$100,000	\$649.80
4	\$100,001 to \$500,000	\$1330.20
5	\$500,001 to \$1,000,000	\$1437.30
6	\$1,000,001 to \$2,000,000	\$1544.30
VicSmart - VicSmart application if the estimated cost of the development is:		
7	Up to \$10,000	\$206.40
8	More than \$10,000	\$443.40
9	Subdivide or consolidate land	\$206.40
Other Development - To develop land if the estimated cost of the development is:		
10	Up to \$100,000	\$1185.00
11	\$100,001 to \$1,000,000	\$1597.80
12	\$1,000,001 to \$5,000,000	\$3524.40
13	\$5,000,001 to \$15,000,000	\$8982.90
14	\$15,000,001 to \$50,000,000	\$26489.90
Subdivision		
16	Subdivide an existing building	\$1360.80
17	Subdivide land into 2 lots	\$1360.80
18	Realignment of a common boundary between lots or to consolidate two or more lots	\$1360.80
19	To subdivide land	\$1360.80 (per 100 lots)
20	To create, vary or remove a restriction To create or remove a right of way a) To create, vary or remove an easement other than a right of way b) vary or remove a condition in the nature of an easement other than a right of way in a Crown grant	\$1360.80
21	A permit not otherwise provided for in this regulation	\$1360.80
Other Subdivision Fees		
1.	Certification of plan	\$180.40
2.	Alteration of plan	\$114.70
3.	Amend certified plan	\$145.30
4.	Statement of compliance	\$180.40
REGULATION 10 Combined Permit Applications		
The fee for any combination of matters under regulation 9 is the sum arrived by adding the highest fee plus 50% of the lower of the other fee(s).		

REGULATION 11 Amend Permits Under Section 72		
	Fees for applications to amend permits under section 72	(see below)
1	Use Only (Reg 9 Class 1)	\$1360.80
AMENDMENT: To develop land, or to use and develop land for a single dwelling per lot, or to undertake development ancillary to the use of the land for a single dwelling per lot if the estimated cost of the development included in the application is:		
2	Equal to or less than \$10,000 (Class 2)	\$206.40
3	\$10,001 - \$100,000 (Class 3)	\$649.80
4	\$100,001 - \$500,000 (Class 4)	\$1330.20
5-6	\$500,001 - \$2,000,000 (Class 5 and Class 6)	\$1437.30
AMENDMENT: VicSmart Permit Applications		
7	Equal or less than \$10,000 (Class 7)	\$206.40
8	Equal to or more than \$10,001(Class 8)	\$443.40
9	Subdivide or consolidate land (Class 9)	\$206.40
AMENDMENT: To develop land if the estimated cost of development included in the application is:		
10	Equal to or less than \$100,000 (Class 10)	\$1185.00
11	\$100,001 - \$1,000,000 (Class 11)	\$1597.80
12-15	\$1,000,001 - \$50,000,000 (Class 12, 13, 14 or 15)	\$3524.40
	If an amendment to permit referred to in above changes the class to a new class having a higher application fee set out in Regulation 9, the applicant must pay an additional fee being the difference between the class of applications.	
AMENDMENT: Subdivision		
16	Subdivide an existing building	\$1360.80
17	Subdivide land into 2 lots	\$1360.80
18	Realignment of a common boundary between lots or to consolidate two or more lots	\$1360.80
19	To subdivide land	\$1360.80 (per 100 lots)
20	a) To create, vary or remove a restriction b) To create or remove a right of way c) To create, vary or remove an easement other than a right of way d) Vary or remove a condition in the nature of an easement other than a right of way in a Crown grant	\$1360.80
21	A permit not otherwise provided for in this regulation	\$1360.80
REGULATION 12 Amend An Application		
	Amend an application under notice under section 52 has been given. Excludes Regulation 7 Class 4 and Regulation 10 Class 5.	40% of fee paid
	If an amendment to permit referred to in above changes the class to a new class having a higher application fee set out in Regulation 9, the applicant must pay an additional fee being the difference between the class of applications.	
REGULATION 13 Combined Application to Amend Permit		
	The fee for any combination of matters is the sum arrived by adding the highest fee plus 50% of the lower of the other fee(s).	
REGULATION 15 – Certificate of Compliance		\$336.40
REGULATION 16 - Application to end or amend a Section 173 Agreement		\$680.40
REGULATION 18 - 'Done to the Satisfaction of the Responsible Authority' determination under the Planning Scheme		\$336.40

Fee Schedule Strategic Planning
Reference is made to the Planning & Environment (Fees) Regulations 2016
1 July 2021 to 30 June 2022

Stage	Type of Permit Application	Fee
REGULATION 6		
1	a) Considering a request to amend a planning scheme	\$3149.70
2	a) Considering up to 10 submissions which seek a change to an amendment, and where necessary referring the submission to a panel; or	\$15611.10
	b) Considering up to 20 submissions which seek a change to an amendment, and where necessary referring the submission to a panel; or	\$31191.60
	c) Considering submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submission to a panel	\$41695.80
3	Additional fee for a) adopting an amendment, or part of an amendment; and b) submitting the amendment for approval; and c) giving notice of the approval of the amendment	\$496.90
4	Additional fee for a) considering a request to approve an amendment, and b) giving notice of approval of an amendment.	\$496.90

OTHER FEES
Glenelg Shire Council Fees and Charges Schedule 2021-2022
Authorized 22 June 2021, Fees 1 July 2021 – 30 June 2022

Statutory Planning Fees		Fee
1	Planning Notice- Advertising sign (Council to place sign on site)	\$159.00
2	Advertising Notice in newspaper	100% advertisement
3	Title Search Fee	100% of online search
4	Extension of Time (per application) or secondary consent	\$122.00
5	Second Extension of Time (per application)	\$220.00
6	Third or more Extension of Time (per application)	\$440.00
7	Enquiry whole file search (all permits and certificates)	\$107.00
8	Electronic File Search (simple file search)	\$30.00
9	Written Advice	\$66.00

Subdivision Engineering Supervision		
Supervision of works (% of value of works)		2.5%
Check of plans (% of value of works) Projects up to \$500,000		0.75%
Check of plans (%of value of works) Projects greater than \$500,000		0.5%

Refund of Planning Permit Application Fees	Refund %
Application withdrawn at the request of the applicant after preliminary assessment, including where permit not required.	100%
Application withdrawn at the request of the applicant after site inspection but prior to Planning Officer report (where advertising/referrals NOT required)	50%
Application withdrawn at the request of the applicant after advertising/referrals but prior to Planning Officer report	25%
Application withdrawn at the request of the applicant after Planning Officer report prepared	NIL
Application has been submitted in response to inappropriate/ incorrect advice by Council staff	100%
Other circumstances significantly different to above	Determined by PM/GM or CEO

Building Services Unit

Fees and Charges

1 July 2023 – 30 June 2024



Development Type and Value	Fee Amount
VBA Government Levy <i>(only applies if development value over \$10,000)</i> equates to 0.128% of the Value of Works	
NEW DWELLING APPROVALS	
New Dwelling (\$0 - \$150,000)	\$1,586.00
New Dwelling (\$150,001 - \$300,000)	\$2,166.00
New Dwellings (\$300,001 - \$500,000)	\$2,820.00
New Dwellings (\$500,001 - \$650,000)	\$3,250.00
New Dwellings (\$650,001 - \$800,000)	\$3,650.00
New Dwellings (\$800,001 plus)	quote provided upon enquiry
Re-erection of Buildings Security Deposit	\$5,000.00
MINOR BUILDING WORKS (Class 1a – Extensions, Alterations & Demolition)	
Alterations/Additions (\$0 to \$5,000)	\$281.00
Alterations/Additions (\$5,000 to \$10,000)	\$548.00
Alterations/Additions (\$10,001 - \$20,000)	\$734.00
Alterations/Additions (\$20,001 - \$40,000)	\$957.00
Alterations/Additions (\$40,001 - \$70,000)	\$1,076.00
Alterations/Additions (\$70,001 - \$100,000)	\$1,469.00
Alterations/Additions (\$100,001 - \$200,000)	\$1,816.00
Alterations/Additions (\$200,001 - \$300,000)	\$2,375.00
Alterations/Additions (\$300,001 plus)	quote provided upon enquiry
MINOR BUILDING WORKS (Class 10a – Sheds, Carports, Outbuildings & Demolitions)	
Alterations/Additions (\$0 to \$5,000)	\$281.00
Alterations/Additions (\$5,001 - \$12,000)	\$548.00
Alterations/Additions (\$12,001 - \$20,000)	\$734.00
Alterations/Additions (\$20,001 - \$40,000)	\$957.00
Alterations/Additions (\$40,001 - \$70,000)	\$1,076.00
Alterations/Additions (\$70,001 - \$100,000)	\$1,469.00
Alterations/Additions (\$100,001 - \$200,000)	\$1,816.00
Alterations/Additions (\$200,001 - \$300,000)	\$2,375.00
Alterations/Additions (\$300,001 plus)	quote provided upon enquiry
COMMERCIAL BUILDING WORK	
Commercial (\$0 to \$5,000)	\$336.00
Commercial (\$5,001 to \$10,000)	\$672.00
Commercial (\$10,001 to \$20,000)	\$941.00
Commercial (\$20,001 - \$50,000)	\$1,407.00
Commercial (\$50,001 - \$100,000)	\$1,754.00
Commercial (\$100,001 - \$150,000)	\$1,987.00
Commercial (\$150,001 - \$200,000)	\$2,375.00
Commercial (\$200,001 - \$300,000)	\$2,716.00
Commercial (\$300,001 - \$500,000)	\$3,979.00
Commercial (\$500,001 plus)	quote provided upon enquiry

<i>Development Type and Value</i>	<i>Fee Amount</i>
SWIMMING POOLS	
Swimming Pools & Fence – Above Ground Pool	\$252.00
Swimming Pools & Fence – In Ground Pool	\$579.00
Swimming Pool - Inspection for Certification	\$186.00
Pool & Fence Certification Re-Inspection Fee	\$132.00
Registration of Pool	\$32.00
Lodgement of certificate of compliance (Pool)	\$20.00
Lodgement of certificate of non-compliance (Pool)	\$397.55
Search Fee for information on age of pool where it is unknown	\$48.00
PROPERTY INFORMATION REQUESTS & ESM	
Information Request Reg. 51(1), Reg. 51(2), Reg. 51(3)	\$50.70
Request for copy of Building Plans	\$65.00
Request Legal Point of Discharge for Stormwater Reg. 133 (2)	\$155.35
ESM Initial Inspection	Nil – N/A
ESM Audit Service (per hour)	\$130.00
REPORT & CONSENT	
Proposed demolition under Section 29A of the Building Act 1994	\$91.40
Report & Consent of the Municipal Building Surveyor (Under Reg 73-97) *50% discount is afforded on additional requests at the same address (\$155.90).	\$311.80
Protection of the Public (Hoardings)	\$316.40
INSPECTIONS	
Additional Building Inspections - after maximum number	\$143.00
Contract Inspection - Foundations, Reinforcement, Single Storey Frame & Finals	\$335.00
Contract Inspection - Multiple and/ or Double Storey Frames	\$435.00
<i>Building Notices / Orders (Building Permit Fee + 50%) GSC Discretion</i>	<i>Minimum Fee \$372.00</i>
Occupancy Permit/Places of Public Entertainment	\$335.00
Travel time & Vehicle Costs (<i>where more than 20km from Portland Office</i>) \$1.10 per km + \$75 per hour	
MISCELLANEOUS	
Fence	\$252.00
Combined Allotment	\$155.00
Extensions of Time	\$164.00
Amended Plans	\$111.00
Private Building Surveyor Lodgement Fees – Reg. 320	\$130.85
Enforcement Administration Fee (Plus additional fee of equivalent costs if a building permit was lodged)	\$360.00
Staged Permit Fee – Per Additional Stage	\$300.00



Asset Protection Permit and Works Within Road Reserve Fees and Charges 1 July 2022 – 30 June 2023

Asset Protection Permit

Application Fee	\$132.20
Bond (for projects over \$20,000 or involving construction or removal of fencing on a boundary to a public place; demolition works; building removal; and excavation or construction of swimming pools.	\$800.00

Works Within Road Reserve Consent

Drainage or Service Connection	\$91.70
Hoarding and Other Works	\$91.70
Roads Works or Maintenance	\$142.20
Vehicle Crossing Footpath or Kerb and Channel	\$142.20
Minor Works not conducted on, or any part of, the roadway, shoulder or pathway	\$90.20
Minor Works conducted on, or any part of, the roadway, shoulder or pathway	\$142.20
Other Than Minor Works not conducted on, or any part of, the roadway, shoulder or pathway, road speed ≤50kmph	\$91.70
Other Than Minor Works conducted on, or any part of, the roadway, shoulder or pathway, road speed ≤50kmph	\$359.30
Other Than Minor Works not conducted on, or any part of, the roadway, shoulder or pathway, road speed >50kmph	\$359.30
Other Than Minor Works conducted on, or any part of, the roadway, shoulder or pathway, road speed >50kmph	\$659.00



For:

Public Health Unit Fees and Charges:

please contact the Health Unit directly on 03 5522 2229
health@glenelg.vic.gov.au or go to the [Public Health webpage](#)