



# Planning and Subdivision Fees

1 July 2022 – 30 June 2023

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

<b>APPLICATIONS FOR PERMITS AND AMENDED PERMITS</b>		
<b>Class of permit</b>	<b>REGULATION 9 Type of Application</b>	<b>Fee for Permit Application</b>
1	Change or allow a new use of the land	<b>\$1360.80</b>
	Amendment to change the statement of what the permit allows; or change any or all conditions	
<b>Single dwelling</b>		
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	<b>\$206.40</b>
3	\$10,001 to \$100,000	<b>\$649.80</b>
4	\$100,001 to \$500,000	<b>\$1330.20</b>
5	\$500,001 to \$1,000,000	<b>\$1437.30</b>
6	\$1,000,001 to \$2,000,000	<b>\$1544.30</b>
<b>VicSmart</b> - VicSmart application if the estimated cost of the development is:		
7	Up to \$10,000	<b>\$206.40</b>
8	More than \$10,000	<b>\$443.40</b>
9	Subdivide or consolidate land	<b>\$206.40</b>
<b>Other Development</b> - To develop land if the estimated cost of the development is:		
10	Up to \$100,000	<b>\$1185.00</b>
11	\$100,001 to \$1,000,000	<b>\$1597.80</b>
12	\$1,000,001 to \$5,000,000	<b>\$3524.40</b>
13	\$5,000,001 to \$15,000,000	<b>\$8982.90</b>
14	\$15,000,001 to \$50,000,000	<b>\$26489.90</b>
<b>Subdivision</b>		
16	Subdivide an existing building	<b>\$1360.80</b>
17	Subdivide land into 2 lots	<b>\$1360.80</b>
18	Realignment of a common boundary between lots or to consolidate two or more lots	<b>\$1360.80</b>
19	To subdivide land	<b>\$1360.80</b> (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	<b>\$1360.80</b>
21	A permit not otherwise provided for in this regulation	<b>\$1360.80</b>
<b>Other Subdivision Fees</b>		
1.	Certification of plan	<b>\$180.40</b>
2.	Alteration of plan	<b>\$114.70</b>
3.	Amend certified plan	<b>\$145.30</b>
4.	Statement of compliance	<b>\$180.40</b>
<b>REGULATION 10 Combined Permit Applications</b>		
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).		

<b>REGULATION 11 Amend Permits Under Section 72</b>		
	Fees for applications to amend permits under section 72	<b>(see below)</b>
1	Use Only (Reg 9 Class 1)	<b>\$1360.80</b>
<b>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:</b>		
2	Equal to or less than \$10,000 (Class 2)	<b>\$206.40</b>
3	\$10,001 - \$100,000 (Class 3)	<b>\$649.80</b>
4	\$100,001 - \$500,000 (Class 4)	<b>\$1330.20</b>
5-6	\$500,001 - \$2,000,000 (Class 5 and Class 6)	<b>\$1437.30</b>
<b>AMENDMENT: VicSmart Permit Applications</b>		
7	Equal or less than \$10,000 (Class 7)	<b>\$206.40</b>
8	Equal to or more than \$10,001(Class 8)	<b>\$443.40</b>
9	Subdivide or consolidate land (Class 9)	<b>\$206.40</b>
<b>AMENDMENT: To develop land if the estimated cost of development included in the application is:</b>		
10	Equal to or less than \$100,000 (Class 10)	<b>\$1185.00</b>
11	\$100,001 - \$1,000,000 (Class 11)	<b>\$1597.80</b>
12-15	\$1,000,001 - \$50,000,000 (Class 12, 13, 14 or 15)	<b>\$3524.40</b>
	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.	
<b>AMENDMENT: Subdivision</b>		
16	Subdivide an existing building	<b>\$1360.80</b>
17	Subdivide land into 2 lots	<b>\$1360.80</b>
18	Realignment of a common boundary between lots or to consolidate two or more lots	<b>\$1360.80</b>
19	To subdivide land	<b>\$1360.80</b> (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	<b>\$1360.80</b>
21	A permit not otherwise provided for in this regulation	<b>\$1360.80</b>
<b>REGULATION 12 Amend An Application</b>		
	Amend an application under notice under section 52 has been given. Excludes Regulation 7 Class 4 and Regulation 10 Class 5.	<b>40% of fee paid</b>
	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.	
<b>REGULATION 13 Combined Application to Amend Permit</b>		
	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).	
<b>REGULATION 15 – Certificate of Compliance</b>		<b>\$336.40</b>
<b>REGULATION 16 - Application to end or amend a Section 173 Agreement</b>		<b>\$680.40</b>
<b>REGULATION 18 - 'Done to the Satisfaction of the Responsible Authority' determination under the Planning Scheme</b>		<b>\$336.40</b>

**Fee Schedule Strategic Planning**  
**Reference is made to the Planning & Environment (Fees) Regulations 2016**  
**1 July 2022 to 30 June 2023**

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

**OTHER FEES**  
**Glenelg Shire Council Fees and Charges Schedule 2022-2023**  
**Authorized 28 June 2022, Fees 1 July 2022 – 30 June 2023**

<b>Statutory Planning Fees</b>		<b>Fee</b>
1	Planning Notice- Advertising sign (Council to place sign on site)	<b>\$159.00</b>
2	Advertising Notice in newspaper	100% advertisement
3	Title Search Fee	100% of online search
4	Extension of Time (per application) or secondary consent	<b>\$122.00</b>
5	Second Extension of Time (per application)	<b>\$220.00</b>
6	Third or more Extension of Time (per application)	<b>\$440.00</b>
7	Enquiry whole file search (all permits and certificates)	<b>\$107.00</b>
8	Electronic File Search (simple file search)	<b>\$30.00</b>
9	Written Advice	<b>\$66.00</b>
<b>Subdivision Engineering Supervision</b>		
Supervision of works (% of value of works)		<b>2.5%</b>
Check of plans (% of value of works) Projects up to \$500,000		<b>0.75%</b>
Check of plans (%of value of works) Projects greater than \$500,000		<b>0.5%</b>
<b>Refund of Planning Permit Application Fees</b>		<b>Refund %</b>
Application withdrawn at the request of the applicant after preliminary assessment, including where permit not required.		<b>100%</b>
Application withdrawn at the request of the applicant after site inspection but prior to Planning Officer report (where advertising/referrals NOT required)		<b>50%</b>
Application withdrawn at the request of the applicant after advertising/referrals but prior to Planning Officer report		<b>25%</b>
Application withdrawn at the request of the applicant after Planning Officer report prepared		<b>NIL</b>
Application has been submitted in response to inappropriate/ incorrect advice by Council staff		<b>100%</b>
Other circumstances significantly different to above		<b>Determined by PM/GM or CEO</b>

# Building Services Unit

## Fees and Charges

### 1 July 2023 – 30 June 2024



<b>Development Type and Value</b>	<b>Fee Amount</b>
VBA Government Levy <i>(only applies if development value over \$10,000)</i> equates to 0.128% of the Value of Works	
<b>NEW DWELLING APPROVALS</b>	
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
<b>MINOR BUILDING WORKS (Class 1a – Extensions, Alterations &amp; Demolition)</b>	
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
<b>MINOR BUILDING WORKS (Class 10a – Sheds, Carports, Outbuildings &amp; Demolitions)</b>	
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
<b>COMMERCIAL BUILDING WORK</b>	
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

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



## 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](mailto:health@glenelg.vic.gov.au) or go to the [Public Health webpage](#)