



# Planning and Subdivision Fees

1 July 2024 – 30 June 2025

Planning & Environment (Fees) Regulations 2016

Subdivision (Fees) Regulations 2016

<b>APPLICATIONS FOR PERMITS AND AMENDED PERMITS</b>		
<b>Permit Class</b>	<b>REGULATION 9 Type of Application</b>	<b>Fee</b>
1	Change or allow a new use of the land	<b>\$1,453.35</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>\$220.45</b>
3	\$10,001 to \$100,000	<b>\$694.05</b>
4	\$100,001 to \$500,000	<b>\$1,420.70</b>
5	\$500,001 to \$1,000,000	<b>\$1,535.00</b>
6	\$1,000,001 to \$2,000,000	<b>\$1,649.35</b>
<b>VicSmart - VicSmart application if the estimated cost of the development is:</b>		
7	Up to \$10,000	<b>\$220.45</b>
8	More than \$10,000	<b>\$473.55</b>
9	Subdivide or consolidate land	<b>\$220.45</b>
10	Other than Class 7, Class 8 or Class 9	<b>\$220.45</b>
<b>Other Development - To develop land if the estimated cost of the development is:</b>		
11	Up to \$100,000	<b>\$1,265.60</b>
12	\$100,001 to \$1,000,000	<b>\$1,706.50</b>
13	\$1,000,001 to \$5,000,000	<b>\$3,764.05</b>
14	\$5,000,001 to \$15,000,000	<b>\$9,593.90</b>
15	\$15,000,001 to \$50,000,000	<b>\$28,291.75</b>
<b>Subdivision</b>		
17	Subdivide an existing building	<b>\$1,453.35</b>
18	Subdivide land into 2 lots	<b>\$1,453.35</b>
19	Realignment of a common boundary between lots or to consolidate two or more lots	<b>\$1,453.35</b>
20	To subdivide land (per 100 lots)	<b>\$1,453.35</b>
21	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>\$1,453.35</b>
22	A permit not otherwise provided for in this regulation	<b>\$1,453.35</b>
<b>Other Subdivision Fees</b>		
1.	Certification of plan	<b>\$192.70</b>
2.	Alteration of plan	<b>\$122.50</b>
3.	Amend certified plan	<b>\$155.15</b>
4.	Statement of compliance	<b>\$192.70</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>		
1	Use Only (Reg 9 Class 1)	<b>\$1,453.35</b>
2	An amendment to a permit (excluding single dwellings) (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.	<b>\$1,453.35</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>		
3	Equal to or less than \$10,000 (Class 2 to Class 6) if the estimated cost of any additional development to be permitted by the amendment is \$10,000 or less.	<b>\$220.45</b>
4	\$10,001 - \$100,000 (Class 2 to Class 6) if the estimated cost of any additional development to be permitted by the amendment is more than \$10,000 but not more than \$100,000.	<b>\$694.05</b>
5	\$100,001 - \$500,000 (Class 2 to Class 6) if the estimated cost of any additional development to be permitted by the amendment is more than \$100,000 but not more than \$500,000.	<b>\$1,420.70</b>
6	\$500,001 - \$2,000,000 (Class 2 to Class 6) if the estimated cost of any additional development to be permitted by the amendment is more than \$500,000.	<b>\$1,535.00</b>
<b>AMENDMENT: VicSmart Permit Applications</b>		
7	Equal or less than \$10,000 (Class 7) if the estimated cost of the additional development is \$10,000 or less.	<b>\$220.45</b>
8	Equal to or more than \$10,001 (Class 8) if the estimated cost of the additional development is more than \$10,000.	<b>\$473.55</b>
9	Subdivide or consolidate land (Class 9)	<b>\$220.45</b>
<b>AMENDMENT: To develop land if the estimated cost of development included in the application is:</b>		
10	An amendment to a Class 10 permit	<b>\$220.45</b>
11	Equal to or less than \$100,000 (Class 11 to Class 16) if the estimated cost of any additional development to be permitted by the amendment is \$100,000 or less.	<b>\$1,265.60</b>
12	\$100,001 - \$1,000,000 (Class 11 to Class 16) if the estimated cost of any additional development to be permitted by the amendment is more than \$100,000 but not more than \$1,000,000.	<b>\$1,706.50</b>
13	\$1,000,001 - \$50,000,000 (Class 11 to Class 16) if the estimated cost of any additional development to be permitted by the amendment is more than \$1,000,000.	<b>\$3,764.05</b>
<b>AMENDMENT: Subdivision</b>		
14	Subdivide an existing building (Class 17)	<b>\$1,453.35</b>
15	Subdivide land into 2 lots (Class 18)	<b>\$1,453.35</b>
16	Realignment of a common boundary between lots or to consolidate two or more lots (Class 19)	<b>\$1,453.35</b>
17	To subdivide land (per 100 lots) (Class 20)	<b>\$1,453.35</b>
18	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>\$1,453.35</b>
19	A permit not otherwise provided for in this regulation (Class 22)	<b>\$1,453.35</b>

<b>REGULATION 12 Amend an Application</b>	
Amend an application under notice under section 52 has been given. (This applies to Regulation 9 and Regulation 11)	<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>\$359.25</b>
<b>REGULATION 16 – Application to end or amend a Section 173 Agreement</b>	<b>\$726.70</b>
<b>REGULATION 18 – ‘Done to the Satisfaction of the Responsible Authority’ determination under the Planning Scheme</b>	<b>\$359.25</b>

<b>Fee Schedule Strategic Planning</b>		
<b>Reference is made to the Planning &amp; Environment (Fees) Regulations 2016</b>		
<b>1 July 2024 to 30 June 2025</b>		
<b>Stage</b>	<b>REGULATION 6 Type of Application</b>	<b>Fee</b>
1	a) Considering a request to amend a planning scheme	<b>\$3,364.00</b>
2	(i) Considering up to 10 submissions which seek a change to an amendment, and where necessary referring the submission to a panel; or	<b>\$16,672.95</b>
	(ii) Considering up to 20 submissions which seek a change to an amendment, and where necessary referring the submission to a panel; or	<b>\$33,313.20</b>
	(iii) Considering submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submission to a panel	<b>\$44,531.90</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>\$530.75</b>
4	Additional fee for a) considering a request to approve an amendment, and b) giving notice of approval of an amendment.	<b>\$530.75</b>

<b>OTHER FEES</b>	
<b>Glenelg Shire Council Fees and Charges Schedule 2024 - 2025</b>	
<b>Authorized 24 June 2024, Fees 1 July 2024 – 30 June 2025</b>	
<b>Statutory Planning Fees</b>	<b>Fee</b>
1 Planning Notice - Advertising sign (Council to place sign on site)	<b>\$150.00</b>
2 Advertising Notice in newspaper (100% of advertisement)	<b>At Cost</b>
3 Title Search Fee (100% of online search)	<b>At Cost</b>
4 Extension of Time (per application)	<b>\$250.00</b>
5 Second Extension of Time (per application)	<b>\$350.00</b>
6 Third or more Extension of Time (per application)	<b>\$550.00</b>
7 Secondary Consent	<b>\$300.00</b>
8 Secondary Consent VicSmart or simple application	<b>\$125.00</b>
9 Enquiry whole file search (all permits and certificates)	<b>\$150.00</b>
10 Electronic File Search (simple file search)	<b>\$40.00</b>
11 Written Advice	<b>\$150.00</b>

<b>Refund of Planning Permit Application Fees</b>	<b>Refund %</b>
Application withdrawn at the request of the applicant after preliminary assessment (includes situation where it is found that a permit is not required)	<b>100%</b>
Application withdrawn at the request of the applicant prior to notice/referrals or if not required: After assembling relevant information including site inspection but before Planning Officer report	<b>75%</b>
Application withdrawn at the request of the applicant if notice/referrals are required: After notice and referrals but before Planning Officer report	<b>25%</b>
Application withdrawn at the request of the applicant after Planning Officer report, including recommendations, is prepared	<b>NIL</b>
Application has been submitted in response to incorrect advice by Council staff	<b>100%</b>
Other circumstances	<b>At Planning Unit discretion</b>
The circumstances or the stage of processing are significantly different to those listed above.	<b>At Planning Unit discretion</b>