

STATUTORY AND STRATEGIC PLANNING SCHEDULE OF FEES



Fees as of 1 July 2021

This is a summary of the fees prescribed under the Planning and Environment (Fees) Regulations 2016 and is not a complete representation of these Regulations. A complete copy of the regulations can be viewed at the Department of Environment, Land, Water & Planning web site (www.delwp.vic.gov.au). This document also details the fees charged by Hobsons Bay City Council for a variety of Planning related documents and services.

Reg 10	COMBINED PERMIT APPLICATIONS	
The fee for an application for any combination of matters set out in one or more classes of application 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. For example, an application to construct or develop five dwellings on a lot and a reduction of the required number of car parking spaces would trigger two fee classes (Class 13, and 50% of the Class 22 fee).		
Reg 9	TYPE OF PERMIT APPLICATION UNDER THE PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)	Fee
Class 1	Use of land (including an application to sell or consume liquor)	\$1,337.70
	Single Dwellings - To use and develop land for a single dwelling including ancillary development if the estimated cost of the development is:	
Class 2	\$0 - \$10,000	\$202.90
Class 3	\$10,000 - \$100,000	\$638.80
Class 4	\$100,000 - \$500,000	\$1,307.60
Class 5	\$500,000 - \$1,000,000	\$1,412.80
Class 6	\$1,000,000 - \$2,000,000	\$1,518.00
	Permit Applications Subject to VicSmart - If the estimated cost of development is:	
Class 7	\$0 - \$10,000	\$202.90
Class 8	\$10,000 or more	\$435.90
Class 9	To subdivide or consolidate land	\$202.90
Class 10	Other VicSmart application types (including an application to reduce the required number of car parking spaces and signage)	\$202.90
	Other Development – A permit to develop land including two or more dwellings on a lot, industrial and commercial developments and applications to construct or put up for display a sign If the estimated cost of development is:	
Class 11	\$0 - \$100,000	\$1,164.80
Class 12	\$100,000 - \$1,000,000	\$1,570.60
Class 13	\$1,000,000 - \$5,000,000	\$3,464.40
Class 14	\$5,000,000 - \$15,000,000	\$8,830.10
Class 15	\$15,000,000 - \$50,000,000	\$26,039.50
Class 16	\$50,000,000 or more	\$58,526.80
	Subdivision	
Class 17	To subdivide an existing building (other than VicSmart)	\$1,337.70
Class 18	To subdivide land into two lots (other than VicSmart or Class 17)	\$1,337.70
Class 19	To effect a realignment of a common boundary between lots or consolidate 2 or more lots (other than VicSmart)	\$1,337.70
Class 20	To subdivide land (other than a Class 9, 17 or 19 permit)	\$1,337.70 per 100 lots created
Class 21	To: a) create, vary or remove a restriction within the meaning of the <i>Subdivision Act 1988</i> ; 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 right of way) in a Crown grant.	\$1,337.70
Class 22	A permit not otherwise provided for in the regulation (including an application to reduce the required number of car parking spaces)	\$1,337.70

Reg 13	COMBINED PERMIT AMENDMENT APPLICATIONS:	
The fee for an application for any combination of matters set out in one or more classes of application 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. If the applications falls under class 1 or 2 and either classes 3 to 6 or 11 to 13, the application will be classified as a combined amended permit application.		
Reg 11	TYPE OF AMENDMENT APPLICATION UNDER THE ACT	
Class 1	Amendment to a permit to change the use of land allowed by the permit or to allow a new use of land	\$1,337.70
Class 2	Amendment to a permit to change the statement of what the permit allows or to change any or all of the conditions which apply to the permit (other than to a permit for the use and development of a single dwelling per lot)	\$1,337.70
	Single Dwellings - an application to amend a permit for buildings and works to a single dwelling or ancillary if the estimated cost of any additional development to be permitted by the amendment is: <i>Please note: if the original permit refers to more than one dwelling, the 'other development' fee schedule applies.</i>	
Class 3	\$0 - \$10,000	\$202.90
Class 4	\$10,000 - \$100,000	\$638.80
Class 5	\$100,000 - \$500,000	\$1,307.60
Class 6	\$500,000 or more	\$1,412.80
	VicSmart - If the estimated cost of any additional development to be permitted by the amendment is:	
Class 7	\$0 - \$10,000	\$202.90
Class 8	\$10,000 or more	\$435.90
Class 9	To subdivide or consolidate land	\$202.90
Class 10	Amendment to Other VicSmart application types	\$202.90
	Other Development - an application to amend a Permit if the estimated cost of any additional development to be permitted by the amendment is:	
Class 11	0 - \$100,000	\$1,164.80
Class 12	\$100,000 - \$1,000, 000	\$1,570.60
Class 13	\$1,000,000 or more	\$3,464.40
	Subdivision – an application to amend a permit:	
Class 14-16	Subdivision of an existing building, land into two lots, a boundary realignment or consolidation of land (other than VicSmart)	\$1,337.70
Class 17	To subdivide land	\$1,337.70 per every additional 100 lots created
Class 18	To: a) create, vary or remove a restriction within the meaning of the <i>Subdivision Act 1988</i> ; 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 right of way) in a Crown grant.	\$1,337.70
Class 19	A permit not otherwise provided for in the regulation (including an application to reduce the required number of car parking spaces)	\$1,337.70
Reg 12	Requests to amend an application for a permit or an amendment to a permit under Section 57A(3)(a) of the Act	
	40% of the current application fee for that class of permit under Reg 9 or Reg 11	Various
	If an application to amend an application has the effect of changing the class of that permit to a new class, having a higher application fee, the applicant must pay an additional fee being the difference between the fee for the permit originally submitted and the fee for the new class of permit	Various
	CERTIFICATION UNDER THE SUBDIVISION ACT 1988	
Reg 6	Certification for Subdivision	\$177.40
Reg 7	Alteration of a Plan under section 10(2) of the Subdivision Act	\$112.70
Reg 8	Amendment of Certified Plan under section 11(1) of the Subdivision Act	\$142.80

OTHER FEES		
Secondary Consent Applications		
Requests to amend plans or other documents pursuant to the secondary consent powers of a planning permit		
	Single Dwelling (not applicable if the planning permit is for more than one dwelling)	\$361.00
	2 to 4 Dwellings	\$515.00
	5+ Dwellings	\$721.00
	Commercial, Industrial, Mixed Use	\$824.00
	Related to an Enforcement proceeding	\$824.00
	VicSmart or Subdivision	\$202.90
Plan Approval		\$139.50
Extension of Time:	First request	\$273.50
	Second request	\$408.00
	Third and subsequent requests	\$536.00
Form A (Section 29A): - Application for Demolition		\$86.40
General Enquiries (Inc. GST):	Written responses from Council regarding residential property enquiries	\$135.00
	Written responses from Council regarding commercial property enquiries	\$170.00
	Written responses from Council regarding residential units (Clause 55) property enquiries	\$273.50
	General Enquiry (Other)	\$102.00
Public Notification (Advertising) of application fees:	Public Notice Letter by Mail (1-5 Letters)	\$60.00
	Public Notice Letter by Mail (6-10 Letters)	\$91.50
	Public Notice Letter by Mail (10+ Letters - per address)	\$7.90
	Public Notice by Sign on site –First Sign	\$190.00
	Additional Sign on Site	\$39.50
	Newspaper Advert Additional	\$625.00
	Tasks (if required)	\$148.50
Note: Should the proposal require more extensive advertising, an additional fee is charged. Council will inform you of the exact cost prior to commencing the advertising.		
On site advertising is undertaken by Council's contractor at the cost of the applicant/owner.		
Landscaping bond (per dwelling, tenancy or warehouse)		Various
Landscaping bond second and subsequent inspections		\$100.00
Street Tree Contribution:	New Trees (includes 12 months maintenance)	\$800.00
	Remove of an existing tree and replace with a new tree (individually quoted)	Various
Endorsed Plans – Requirement to submit subsequent version of documentation		\$150.00
Photocopying Of Permits/Plans/Other Documents:	Planning Permits (each)	\$24.00
	A0	\$14.40
	A1	\$9.90
	A2	\$7.90
	A3	\$6.80
	A4	\$2.20
PHOTOCOPYING: GST should not be charged for information stored on council's database or in council's records. GST will be added to the fee if it is related to a customer copying his or her own information/documents they bring in for the purposes of copying.		
Planning Application Register Service:	Planning permit applications register – per year	\$821.00
	Planning permit applications register – per month	\$97.00
Reg 15	Application for a Certificate of Compliance for purposes of section 97N(2) of the Act	\$330.70
Reg 16	For an agreement to a proposal to amend or end an agreement under section 173 of the Act for the purposes of section 178A(2)(c) of the Act	\$668.80
Reg 17	Application for a planning certificate for the purposes of section 198(2) of the Act: For electronic applications For applications made and finalised electronically	\$22.60 \$7.28
Reg 18	Where a planning scheme specifies that a matter must be done to the satisfaction of the responsible authority, Minister, public authority or municipal council.	\$330.70

For further information on Planning Permit Applications or to determine the correct fee contact the Statutory Planning Department at the Municipal Offices, Monday to Friday 8.30am to 5.00pm or by telephone on 1300 179 944.

AMENDMENTS TO PLANNING SCHEMES (REGULATION 6) *			PAID TO
Stage 1	<ul style="list-style-type: none"> 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 	\$3,096.20	The planning authority
Stage 2	<ul style="list-style-type: none"> a) Considering <ul style="list-style-type: none"> (i) up to and including 10 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or (ii) 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or (iii) Submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel; and 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. 	\$15,345.60	The planning authority
		\$30,661.20	
		\$40,986.80	
Stage 3	<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. 	\$488.50	The planning authority
Stage 4	<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. 	\$488.50	The Minister
Other Fees	Panel costs and exhibition of Amendments	Various	The planning authority

Reg 14	Fee for combined planning scheme amendment and permit application requests under Section 96A(4)(a) of the Act	
	An application for a permit when an amendment to a planning scheme is requested is 50% of the fee which would have applied if the application for the permit had been made separately	Various
	If the permit application is for more than one class of permit, the applicable fee will be the highest of the fees which would have applied if separate applications for the permits had been made	Various
Note - the fee for the purposes of section 96A(4)(a) is in addition to any fees for the planning scheme amendment under Reg 6		

For further information on Planning Scheme Amendments or to determine the correct fee contact the Strategic Planning Department at the Municipal Offices, Monday to Friday 8.30am to 5.00pm or by telephone on 1300 179 944.