

# SCHEDULE OF FEES

## STATUTORY AND STRATEGIC PLANNING



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 Transport and Planning website [www.planning.vic.gov.au](http://www.planning.vic.gov.au). This document also details the fees charged by Hobsons Bay City Council for a variety of Planning related documents and services. These fees are effective as of 1 July 2023.

### Fees for applications for permits under section 47 of the Planning and Environment Act 1987 (the Act) (Regulation 9)

Reg 10	COMBINED PERMIT APPLICATIONS	
If the application is for 2 or more classes, the fee is determined by adding the <b>highest of the fees plus 50% of each of the additional fees</b> .		
<i>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).</i>		
Reg 9	TYPE OF PERMIT APPLICATION UNDER THE PLANNING AND ENVIRONMENT ACT 1987	Fee
Class 1	Use of land (including an application to sell or consume liquor)	<b>\$1,415.10</b>
	<b>Single Dwellings (up to \$2M)</b> - 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	<b>\$214.70</b>
Class 3	\$10,000 - \$100,000	<b>\$675.80</b>
Class 4	\$100,000 - \$500,000	<b>\$1,383.30</b>
Class 5	\$500,000 - \$1,000,000	<b>\$1,494.60</b>
Class 6	\$1,000,000 - \$2,000,000	<b>\$1,605.90</b>
	<b>Permit Applications Subject to VicSmart</b> - If the estimated cost of development is:	
Class 7	\$0 - \$10,000	<b>\$214.70</b>
Class 8	\$10,000 or more	<b>\$461.10</b>
Class 9	To subdivide or consolidate land	<b>\$214.70</b>
Class 10	Other VicSmart application types (including an application to reduce the required number of car parking spaces and signage)	<b>\$214.70</b>
	<b>Other Development</b> – A permit to develop land (including two or more dwellings on a lot, non-residential developments, single dwellings exceeding \$2 Million and applications to construct or put up for display a sign) if the estimated cost of development is:	
Class 11	\$0 - \$100,000	<b>\$1,232.30</b>
Class 12	\$100,000 - \$1,000,000	<b>\$1,661.60</b>
Class 13	\$1,000,000 - \$5,000,000	<b>\$3,665.00</b>
Class 14	\$5,000,000 - \$15,000,000	<b>\$9,341.30</b>
Class 15	\$15,000,000 - \$50,000,000	<b>\$27,546.80</b>
Class 16	\$50,000,000 or more	<b>\$61,914.60</b>

	Subdivision	Fee
Class 17	To subdivide an existing building (other than VicSmart)	\$1,415.10
Class 18	To subdivide land into two lots (other than VicSmart or Class 17)	\$1,415.10
Class 19	Realignment of a common boundary between lots or consolidate 2 or more lots (other than VicSmart)	\$1,415.10
Class 20	To subdivide land (other than a Class 9, 17 or 19 permit) (for each 100 lots created)	\$1,415.10
Class 21	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 right of way) in a Crown grant.	\$1,415.10
	<b>Permit not otherwise provided for in the regulations</b>	
Class 22	A permit not otherwise provided for in the regulation (including an application to reduce the required number of car parking spaces)	\$1,415.10

### Fees for applications to amend permits under section 72 of the Planning and Environment Act 1987 (the Act) (Regulation 11)

Reg 13	COMBINED PERMIT AMENDMENT APPLICATIONS:	
	If the amended application is for 2 or more classes, the fee is determined by adding the <b>highest of the fees plus 50% of each of the additional fees.</b>	
Reg 11	TYPE OF AMENDMENT APPLICATION UNDER THE ACT	Fee
Class 1	Amendment to a permit to change the use of land allowed by the permit or to allow a new use of land	\$1,415.10
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/or development of a single dwelling per lot)	\$1,415.10
	<b>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:</b> <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	\$214.70
Class 4	\$10,000 - \$100,000	\$675.80
Class 5	\$100,000 - \$500,000	\$1,383.30
Class 6	\$500,000 or more	\$1,494.60
	<b>VicSmart - If the estimated cost of any additional development to be permitted by the amendment is:</b>	
Class 7	\$0 - \$10,000	\$214.70
Class 8	\$10,000 or more	\$461.10
Class 9	To subdivide or consolidate land	\$214.70
Class 10	Amendment to Other VicSmart application types	\$214.70
	<b>Other Development - an application to amend a Permit if the estimated cost of any additional development to be permitted by the amendment is:</b>	
Class 11	0 - \$100,000	\$1,232.30
Class 12	\$100,000 - \$1,000,000	\$1,661.60
Class 13	\$1,000,000 or more	\$3,665.00

	<b>Subdivision – an application to amend a permit:</b>	<b>Fee</b>
Class 14-16	Subdivision of an existing building, land into two lots, a boundary realignment or consolidation of land (other than VicSmart)	<b>\$1,415.10</b>
Class 17	To subdivide land (for each 100 lots created)	<b>\$1,415.10</b>
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.	<b>\$1,415.10</b>
<b>Amendment to a Permit not otherwise provided for in the regulations</b>		
Class 19	Amendment to a Class 22 – a permit not otherwise provided for in the regulation (including an application to reduce the required number of car parking spaces)	<b>\$1,415.10</b>

## Other Fees

<b>Reg</b>	<b>Type of Application</b>	<b>Fee</b>
N/A	Amend an Application under Section 50 or 50A of the Act before notification.	<b>No fee</b>
Reg 12	Requests to amend an application for a permit or an amendment to a permit under Section 57A(3)(a) of the Act - <b>40% of the current application fee</b> for that class of permit under Reg 9 or Reg 11	<b>Various</b>
	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 <b>additional fee</b> being the difference between the fee for the permit originally submitted and the fee for the new class of permit	<b>Various</b>
Reg 15	Application for a Certificate of Compliance for purposes of section 97N(2) of the Act	<b>\$349.80</b>
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	<b>\$707.60</b>
Reg 17	Application for a planning certificate for the purposes of section 198(2) of the Act: For an application made and finalised electronically	<b>\$23.90</b> <b>\$7.52</b>
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.	<b>\$349.80</b>

## Subdivision (Fees) Regulations 2016

<b>Reg</b>	<b>CERTIFICATION UNDER THE SUBDIVISION ACT 1988</b>	<b>Fee</b>
Reg 6	Certification for Subdivision	<b>\$187.60</b>
Reg 7	Alteration of a Plan under section 10(2) of the Subdivision Act	<b>\$119.30</b>
Reg 8	Amendment of Certified Plan under section 11(1) of the Subdivision Act	<b>\$151.10</b>

## Council charges for planning documents and services

<b>OTHER FEES</b>	<b>Fee</b>
<b>Secondary Consent Applications</b> Requests to amend plans or other documents pursuant to the secondary consent provisions of a planning permit, if the amendments relate to -  Single Dwelling on a Lot, or VicSmart Two or more dwellings on a lot, or Subdivision (other than VicSmart) Apartment, Commercial, Industrial or Mixed Use Development Strategic Redevelopment Areas (including all Precincts)	  <b>\$600.00</b> <b>\$1,200.00</b> <b>\$1,600.00</b> <b>\$2,000.00</b>
Plan Approval	<b>\$650.00</b>
Extension of Time	<b>\$800.00 or 50% of the original application fee (whichever is greater)</b>

Building Act (Section 29A) – Demolition requests required for report and consent under the Building Act 1993		<b>\$91.40</b>
Endorsed Plans – Resubmission of plans to Satisfy Permit Conditions ( <b>for each re-submission</b> ).		<b>\$250.00</b>
<b>General Enquiries and Pre-Application Advice</b>		
General Enquiries (inc. GST)	Pre-Application – Basic Level Service (Meeting and Verbal Advice)	<b>No fee</b>
	Pre-Application – Intermediate Level Service (Meeting and Written Advice)	<b>\$450.00</b>
	Pre-Application – Detailed Level Service	<b>\$2,500.00</b>
	Written Planning Advice from Council – Commercial/Industrial/Apartments/Other	<b>\$432.00</b>
	Written Planning Advice from Council – Residential/Residential Heritage	<b>\$270.00</b>
<b>Advertising</b>		
Public Notification (Advertising) of application fees	Public Notice Letter by Mail (1-20 Letters)	<b>\$250.00</b>
	Additional charge to cover more extensive notice (Per Address)	<b>\$10.00</b>
	Public Notice by Sign on site – First Sign	<b>\$250.00</b>
	Additional Sign on Site	<b>\$50.00</b>
	Newspaper Advert	<b>\$665.00</b>
	Additional Tasks (if required)	<b>\$175.00</b>
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.		
<b>Other Charges</b>		
Landscaping bond (per dwelling, tenancy or warehouse)		<b>Various</b>
Landscaping bond and Subdivision second and subsequent inspections		<b>\$220.00</b>
Additional fee for retrospective application or application resulting from enforcement		<b>\$400.00</b>
Street Tree Contribution	New Trees (includes 12 months maintenance)	<b>\$800.00</b>
	Removal of an existing tree and replace with a new tree (individually quoted)	<b>Various</b>
Section 173 Payments		<b>At cost plus \$350</b>
Planning Infringement Notice		<b>Various</b>
Engineering Bonds		<b>Various</b>
Cash in Lieu of Car Parking		<b>Various</b>
Open Space Contributions		<b>Various</b>
Developer Contribution Under Scheme		<b>Various</b>
Planning Application Register Service	Planning permit applications register – per year	<b>\$880.00</b>
	Planning permit applications register – per month	<b>\$130.00</b>
<b>Copies of Documents</b>		
Planning Permits and Endorsed Plans (Online)		<b>No Fee</b>
Planning Permits and Endorsed Plans or Officer Report (Printed)		<b>\$200.00</b>
Photocopying of:	A3 (per page)	<b>\$8.00</b>
	A4 (per page)	<b>\$3.50</b>
This fee relates to the provision of information 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.		
Archive Retrieval		<b>\$105.00</b>

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

## Fees for Planning Scheme Amendments

AMENDMENTS TO PLANNING SCHEMES (REGULATION 6)		Fee	Paid to
Stage 1	<ul style="list-style-type: none"> <li>a) considering a request to amend a planning scheme; and</li> <li>b) taking action required by Division 1 of Part 3 of the Act; and</li> <li>c) considering any submissions which do not seek a change to the amendment; and</li> <li>d) if applicable, abandoning the amendment</li> </ul>	<b>\$3,275.40</b>	The planning authority
Stage 2	<ul style="list-style-type: none"> <li>a) Considering                             <ul style="list-style-type: none"> <li>(i) up to and including 10 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or</li> <li>(ii) 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or</li> <li>(iii) Submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel; and</li> </ul> </li> <li>b) providing assistance to a panel in accordance with section 158 of the Act; and</li> <li>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</li> <li>d) considering the panel's report in accordance with section 27 of the Act; and</li> <li>e) after considering submissions and the panel's report, abandoning the amendment.</li> </ul>	<b>\$16,233.90</b>  <b>\$32,436.00</b>  <b>\$43,359.30</b>	The planning authority
Stage 3	<ul style="list-style-type: none"> <li>a) adopting the amendment or part of the amendment in accordance with section 29 of the Act; and</li> <li>b) submitting the amendment for approval by the Minister in accordance with section 31 of the Act; and</li> <li>c) giving the notice of the approval of the amendment required by section 36(2) of the Act.</li> </ul>	<b>\$516.80</b>	The planning authority
Stage 4	<ul style="list-style-type: none"> <li>a) consideration by the Minister of a request to approve the amendment in accordance with section 35 of the Act; and</li> <li>b) giving notice of approval of the amendment in accordance with section 36(1) of the Act.</li> </ul>	<b>\$516.80</b>	The Minister
Other Fees	Panel costs and exhibition of Amendments	<b>Various</b>	The planning authority
Reg 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.	<b>\$4293.00</b>	The Minister
Reg 8	For requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed under section 20A of the Act.	<b>\$1033.50</b>	The Minister

Reg 14	Fee for combined planning scheme amendment and permit application requests under Section 96A(4)(a) of the Act	Fee
	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.	<b>Various</b>
	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.	<b>Various</b>
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 Strategic Planning by telephone on 1300 179 944, Monday to Friday 8.30am to 5.00pm