

Planning & Subdivision Fees

Statutory and Non-Statutory

Below is a list of all fees that relate to Planning and Subdivision as of the 13 October 2016.

Applications for Planning Permits

Planning and Environment (Fees) Regulations 2016

USE		
Class	New Applications – under Section 47 (Regulation 9)	Fee
1	Use Only e.g. liquor licence	\$1,240.70
SINGLE DWELLING		
To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 7 or 8 permit or a permit to subdivide or consolidate land) Relates to the construction of a single dwelling per lot ONLY (lots less than 300sqm or SBO could be the trigger) OR Alterations and additions to an existing single dwelling per lot ONLY		
2	< \$10,000	\$188.20
3	\$10,000 to \$100,000	\$592.50
4	\$100,000 to \$500,000	\$1,212.80
5	\$500,000 to \$1,000,000	\$1,310.40
6	\$1,000,000 to \$2,000,000	\$1407.90
VicSmart		
7	If the estimated cost of development is < \$10,000	\$188.20
8	If the estimated cost of development is > \$10,000	\$404.30
9	VicSmart application to subdivide or consolidate land	\$188.20
DEVELOPMENTS BOTH RESIDENTIAL & COMMERCIAL and ANYTHING ELSE NOT RELATED TO A SINGLE DWELLING		
To develop land (other than for a single dwelling per lot / VicSmart application) if the estimated cost of development included in the application is: Relates to Residential Developments ie: Construction of two (2) or more dwellings – including construction of an additional dwelling on the lot (ie: dwelling to the rear of an existing dwelling) Or All other developments ie: Commercial, Signage, Sports & Recreation, Retail, Food & Drink Premises etc		
10	< \$100,000	\$1,080.40
11	\$100,000 to \$1,000,000	\$1,456.70
12	\$1,000,000 to \$5,000,000	\$3,213.20
13	\$5,000,000 to \$15,000,000	\$8,189.80
14	\$15,000,000 to \$50,000,000	\$24,151.10
15	>\$50,000,000 (50% of this fee to be charged until 13 Oct 2017)	\$54,282.40
21	A permit not otherwise provided for in the regulation eg Car Parking Wavier	\$1,240.70

Fees for Applications to Amend Applications

Class	Amended permits (including plans) under Section 72 – (Regulation 11)	Fee
1	Amendment to a permit to change the use of land allowed by the permit or allow a new use of land	\$1,240.70
2	Amendment to a permit (other than a permit 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) – (a) to change the <i>statement</i> of what the permit allows; or (b) to change any or all of the <i>conditions</i> which apply to the permit.	\$1,240.70
To amend a SINGLE DWELLING application via Section 72		
To amend a permit for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 7 or 8 permit or a permit to subdivide or consolidate land) Relates to the construction of a single dwelling per lot ONLY (lots less than 300sqm or SBO could be the trigger) Or Alterations and additions to an existing single dwelling per lot ONLY		
3	< \$10,000	\$188.20
4	\$10,000 to \$100,000	\$592.50
5	\$100,000 to \$500,000	\$1,212.80
6	\$500,000 to \$1,000,000	\$1,310.40
To amend a VicSmart application via Section 72		
7	If the estimated cost of development is < \$10,000	\$188.20
8	If the estimated cost of development is > \$10,000	\$404.30
9	VicSmart application to subdivide or consolidate land	\$188.20
To Amend Developments both RESIDENTIAL & COMMERCIAL and ANYTHING ELSE NOT RELATED TO A SINGLE DWELLING		
To develop land (other than for a single dwelling per lot / VicSmart apps) if the estimated cost of development included in the application is: Relates to Residential Developments ie: Construction of two (2) or more dwellings – including construction of an additional dwelling on the lot (ie: dwelling to the rear of an existing dwelling) Or All other developments ie: Commercial, Signage, Sports & Recreation, Retail, Food & Drink Premises etc		
10	< \$100,000	\$1,080.40
11	\$100,000 to \$1,000,000	\$1,456.70
12	\$1,000,000 to \$50,000,000	\$3,213.20
18	A permit not otherwise provided for in the regulation	\$1,240.70

Combined Permit Applications for New Applications and Section 72 Amendments – Reg 10 & 13

The fee for an application for any combination of the classes of application outlined above (and including subdivision fees) is the sum arrived at by adding the highest of the fees which would have been applied

if separate applications had been made plus 50% of each of the other fees which would have applied if separate applications had been made.

Applications for Subdivision Permits (Planning)

Class	New Applications – under Section 47 (Regulation 9)	Fee
16	To subdivide an existing building (other than a VicSmart Application)	\$1,240.70
17	To subdivide land into 2 lots (other than a Vicsmart App)	\$1,240.70
18	To effect a realignment of a common boundary between lots or consolidate 2 or more lots (other than a VicSmart App)	\$1,240.70
19	Subdivide land (other than a class 9, class 16, class 17 or class 18 permit)	\$1,240.70 per 100 lots created
20	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.	\$1,240.70

To Amend an Application for Subdivision

Class	Amended permits (including plans) under Section 72 – (Regulation 11)	Fee
13	To subdivide an existing building (other than a VicSmart Application)	\$1,240.70
14	To subdivide land into 2 lots (other than a Vicsmart App)	\$1,240.70
15	To effect a realignment of a common boundary between lots or consolidate 2 or more lots (other than a VicSmart App)	\$1,240.70
16	Subdivide land (other than a class 9, class 16, class 17 or class 18 permit)	\$1,240.70 per 100 lots created
17	To amend an application for: 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.	\$1,240.70

Applications for Subdivision (Certification)

Subdivision (Fees) Regulations 2016

Reg	Subdivision Regulations	Fee
6	For processing an application to certify a plan of subdivision	\$164.50

7	Alteration of plan under section 10(2) of the Act	\$104.60
8	Amendment of Certified plan under section 11(1) of the Act	\$132.40

Applications for Engineering

Reg	Subdivision Regulations	Fee
9	Checking of engineering plans (For Subdivision)	0.75% of the estimated cost of construction of the works proposed in the engineering plan
11	Supervision of works (For Subdivision)	2.5% of the estimated cost of construction of the works

Other Fees

Reg	Subdivision Regulations	Fee
12	Section 57A - Amend an application for a permit or amend an application to amend a permit	<p>a) New Application 40% of the application fee if amended after advertising</p> <p>b) Section 72 Amendment - 40% of the application fee if amended after advertising; and</p> <p>c) If S57A changes class of permit to new class (new application or S72 amendment) – additional fee will be the difference between the original class and the new class</p>
14	Combined Permit and Planning Scheme Amendment (Note: only 50% of the planning scheme amendment fee to be charged until 13 Oct 2017)	Sum of highest of fees plus 50% of each of the other fees
15	Certificate of compliance (97N)	\$306.70
16	For an agreement to a proposal to amend or end an agreement under section 173 of the Act	\$620.30

18	Where a planning scheme specifies that a matter must be done to the satisfaction of a responsible authority, Minister, public authority or municipal council	\$306.70
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Non Statutory Fees


Planning Permit - Extension of time	\$260
General Planning Enquiry/Property Information	\$120
Copy of Planning Permit and Endorsed Plans	\$120
Section 173 Preparation Administrative Fee	\$1000
Secondary Consent Application	\$260
Retrospective Secondary Consent Application	\$450
Copy of Title	\$50
Notification (Advertising) Fees –	
Standard Notice	\$200
Additional Standard Notice	\$25
Large Notice	\$300
Additional Large Notice	\$125
First 20 Letters	\$150
Each Letter After that	\$5.00
Condition 1 Planning Fee (Additional Check's)	\$105

Photocopying Fees (price quoted is per page/sheet)


A0	\$10
B1	\$8
A1	\$6
A2	\$3.50
A3	\$1.50
A4	\$1.00
Plans burnt onto Disk - \$1.50 per disk plus, \$1.00 per plan	\$1.10

Further Information

If you would like further information or assistance, please contact our Planning Team:

 Online: kingston.vic.gov.au/planning

 Telephone: (03) 9581 4131

 In person: Planning Enquiry Counter
Level 1, 1230 Nepean Hwy,
Cheltenham
Operating hours:
8:30am–5:00pm (Mon–Fri)

 Email: info@kingston.vic.gov.au

 Translation
service:

 131 450
TIS National