

PLANNING PERMIT APPLICATION FEES



PLANNING AND ENVIRONMENT (FEES) 2016 (REGULATIONS)

1 JULY 2024 TO 30 JUNE 2025

The Regulations set fees in fee units. Fee units are converted to a dollar value each financial year by the Treasurer and is published in the Government Gazette. In accordance with the *Monetary Units Act 2004*, the current value of a fee unit for the 2024/25 financial year is: \$16.33 (rounded to the nearest 10c value).

For combined permit applications (where more than one fee applies) the amount payable will be the highest fee (which would have applied if separate applications were made) plus 50% of each of the other fees (which would have applied if separate applications were made). For example, a fee for the construction of two dwellings (cost of \$500,000) and a two-lot subdivision would be \$1706.50 + \$726.70 = \$2,433.20

CLASS	STATUTORY PLANNING APPLICATION FOR PERMITS REGULATION 9	FEE
1	Use of the land (including sale and consumption of liquor)	\$1,453.40
SINGLE DWELLING		FEE
2	Up to \$10,000	\$220.50
3	More than \$10,000 and up to \$100,000	\$694.00
4	More than \$100,000 and up to \$500,000	\$1,420.70
5	More than \$500,000 and up to \$1 million	\$1,535.00
6	More than \$1 million and up to \$2 million	\$1,649.30
For use and development of a single dwelling exceeding \$2 million, see development fees.		
VICSMART APPLICATIONS		FEE
7	\$10,000 or less	\$220.50
8	More than \$10,000	\$473.60
9	Application to subdivide or consolidate land (as permitted by VicSmart regulations)	\$220.50
10	VicSmart other than above	\$220.50
DEVELOPMENT APPLICATIONS		FEE
11	Up to \$100,000	\$1,265.60
12	More than \$100,000 and up to \$1 million	\$1,706.50
13	More than \$1 million and up to \$5 million	\$3,764.10
14	More than \$5 million and up to \$15 million	\$9,539.90
15	More than \$15 million and up to \$50 million	\$28,291.70
16	More than \$50 million	\$63,589.00

SUBDIVISION APPLICATIONS		FEE
17	Subdivide an existing building	\$1,453.40
18	Two lot subdivision	\$1,453.40
19	Realignment of a common boundary or consolidate lots	\$1,453.40
20	Subdivide land- per 100 lots	\$1,453.40
21	a) Create, vary or remove 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	\$1,453.40
22	A permit not otherwise provided for in the regulations	\$1,453.40
REGULATION	SUBDIVISION CERTIFICATION	FEE
6	Certification of a plan of subdivision	\$192.70
7	Alternation of a plan under Section 10(2) of the Subdivision Act	\$122.50
8	Amendment of certified plan	\$155.10
9	Checking of engineering plans; percentage of the estimated cost of construction of the works proposed in the engineering plan (maximum fee)	0.75%
10	Engineering plan prepared by council; percentage of the cost of works proposed in the engineering plan (maximum fee)	3.5%
11	Supervision of works; percentage of the estimated cost of construction of the works (maximum fee)	2.5%
MISCELLANEOUS FEES		FEE
Permit application other than use, development or subdivision (a permit not otherwise provided for in the regulation, includes reduction of car parking, access to road zone category 1, waiver of loading bay requirement)		\$1,453.40
Certificate of compliance		\$359.30
Where a planning scheme specifies that a matter must be done to the satisfaction of a responsible authority, minister, public authority or municipal council		\$359.30
Amend or end a section 173 agreement		\$726.70

STATUTORY PLANNING AMENDMENTS FOR PERMITS 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	\$1,453.40
2	Amendment to a permit (other than a permit to develop land for a single dwelling per lot or to use and develop land for a single dwelling per lot or to undertake development ancillary to the use of land for a single dwelling per lot) to change the statement of what the permit allows or to change any or all of the conditions which apply to the permit .	\$1,453.40
AMENDMENT TO SINGLE DWELLING		FEE
To amend a permit 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 if the estimated cost of additional development is:		
3	\$10,000 or less	\$220.50
4	More than \$10,000 and up to \$100,000	\$694.00
5	More than \$100,000 and up to \$500,000	\$1,420.70
6	More than \$500,000 and up to \$2 million	\$1,535.00
For amendment of a single dwelling permit exceeding \$2 million additional cost, see development fees		
AMENDMENT TO A VICSMART APPLICATIONS		FEE
7	\$10,000 or less	\$220.50
8	More than \$10,000	\$473.60
9	Application to subdivide or consolidate land (as permitted by VicSmart regulations)	\$220.50
10	VicSmart other than above	\$220.50
DEVELOPMENT APPLICATIONS		FEE
To amend a permit to develop land if the estimated cost of the additional development is:		
11	\$100,000 or less	\$1,265.60
12	More than \$100,000 and up to \$1 million	\$1,706.50
13	More than \$1 million	\$3,764.10
SUBDIVISION APPLICATIONS		FEE
14	Subdivide an existing building	\$1,453.40
15	Subdivide land into two (2) lots	\$1,453.40
16	Realignment of a common boundary between lots or consolidate two (2) or more lots	\$1,453.40
17	Subdivide land	\$1,453.40
18	a) Create, vary or remove 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	\$1,453.40
19	A permit not otherwise provided for in the regulations	\$1,453.40

REQUEST FOR EXTENSION OF TIME TO PLANNING PERMIT	FEE
The owner or occupier may request an extension of time in the following circumstances:	
<ul style="list-style-type: none"> before the permit expires or within six months afterwards, where the use or development allowed by the permit has not yet started; within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expired 	
First request	\$340.00
Second request	\$500.00
Third or additional requests	\$700.00

CITY OF GREATER GEELONG PLANNING AND ADMINISTRATION FEES	FEE
Request for VicSmart Secondary Consent	\$120.00
Request for Secondary Consent (Single Dwelling)	\$315.00
Request for Secondary Consent	\$575.00
Demolition certificate (Section 29a)	\$93.90
Written Information Request - Residential	\$190.00
Written Information Request - Commercial / Industrial / Other	\$280.00
List of planning permits	\$30.00

ADVERTISING MATERIAL	FEE
Advertising Package (1 sign and up to 10 letters)	\$250.00
Additional Notice (per additional sign)	\$80.00
Additional Letters (per additional letter)	\$7.00
Newspaper	POA

WITHDRAWAL OF APPLICATIONS	REFUNDS
Withdrawal of application – prior to further information request	50% refund
Withdrawal of application – after further information request	Nil