

Planning Fee Structure

Fees apply to all planning permit applications. Application fees must be paid when an application is lodged. It is paid to Council to consider and assess the application. It is **not** a fee for approval, so there is usually no refund if the application is refused. Most of our fees are set by the current Planning and Environment (Fees) Regulations.

Fees for Application for Permits under S47 of the Planning and Environment Act 1987 (Reg. 9)		
Class	Type of Permit Application	Fee
1	Use only	\$1,537.00
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:		
2	less than \$10,000	\$233.20
3	\$10,001 - \$100,000	\$734.00
4	\$100,001 - \$500,000	\$1,502.50
5	\$500,001 - \$1,000,000	\$1,623.40
6	\$1,000,001 - \$2,000,000	\$1,744.30
If the cost for a single dwelling is greater than \$2,000,000 the fee will be calculated by adding fee from other development (class 12 to 15) plus half of the use fee if applicable.		
VicSmart application if the estimated cost of the development is:		
7	less than \$10,000	\$233.20
8	greater than \$10,000	\$500.80
9	VicSmart application to subdivide or consolidate land	\$233.20
10	VicSmart application (other)	\$233.20
To develop land (other than for a single dwelling per lot where the value of works is less than \$2,000,000 or to subdivide land) if the estimated cost is:		
11	less than \$100,000	\$1,338.40
12	\$100,001 - \$1,000,000	\$1,804.70
13	\$1,000,001 - \$5,000,000	\$3,980.70
14	\$5,000,001 - \$15,000,000	\$10,146.10
15	\$15,000,001 - \$50,000,000	\$29,920.30
16	\$50,000,001 +	\$67,249.40
Subdivision applications		
17	To subdivide an existing building	\$1,537.00
18	To subdivide land into two lots (other than a class 9 or 16 permit)	\$1,537.00
19	To effect a realignment of common boundary between lots or to consolidate two or more lots (other than a class 9 permit)	\$1,537.00
20	A permit to subdivide land (other than a class 9, 16, 17 or 18) E.g. three or more lots	\$1,537.00 per 100 lots created
21	A permit 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.	\$1,537.00
22	A permit not otherwise provided for in this regulation	\$1,537.00

Combined Permit Applications (Reg. 10)	
The fee for an application for any combination of the classes of permit outlined in the above Table is the sum arrived to by adding the highest of the fees which would have 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.	



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Fees for Applications to Amend Permits under S72 of the Planning and Environment Act 1987 (Reg. 11)		
Class	Type of Amendment	Fee
1	To amend a permit if that amendment is to change the use only.	\$1,537.00
2	To amend a permit (other than a permit to develop land or to use or develop land or to undertake development ancillary to the use of the land for a single dwelling per lot) to: a) change a statement of what the permit allows b) change any or all conditions which apply to the permit	\$1,537.00
To amend 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 if the estimated cost is:		
3	less than \$10,000	\$233.20
4	\$10,001 - \$100,000	\$734.00
5	\$100,001 - \$500,000	\$1,502.50
6	\$500,001 +	\$1,623.40
Amendment to VicSmart permit if the estimated cost of the development is:		
7	less than \$10,000	\$233.20
8	greater than \$10,000	\$500.80
9	VicSmart permit to subdivide or consolidate land	\$233.20
10	VicSmart (other)	\$233.20
To amend a permit to develop land (other than for a single dwelling per lot or to subdivided land) if the estimated cost is:		
11	less than \$100,000	\$1,338.40
12	\$100,001 - \$1,000,000	\$1,804.70
13	\$1,000,001 +	\$3,980.70
Amendment to a subdivision permit		
14	To subdivide an existing building	\$1,537.00
15	To subdivide land into two lots	\$1,537.00
16	To effect a realignment of common boundary between lots or to consolidate two or more lots	\$1,537.00
17	A permit to subdivide land into three or more lots	\$1,537.00 per 100 lots created
18	To amend a permit 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.	\$1,537.00
19	An amendment to a permit not otherwise provided for in this regulation	\$1,537.00

Combined Amended Permit Applications (Reg. 13)

The fee for an application to amend a permit for more than one class of permit set out in the Table above is the sum of: a) the highest of the fees which would have applied if the separate applications had been made; and b) 50% of each of the other fees which would have applied if separate applications been made.



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Other Statutory Planning Fees		
Regulation	Type of Application	Fee
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.	\$4,662.90
8	For requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed under section 20A of the Act.	\$1,122.60
12	Amendment to an application under section 57A(3) of the Act after notice is given: a) for an application for a permit b) for an application to amend a permit c) If an application to amend an application for a permit or an application to amend a permit has the effect of changing the class of that permit to a new class, having a higher application fee set out in the tables to regulation 9 or 11, the applicant must pay an additional fee being the difference between the original class of permit and the amended class of permit.	40% of the application fee for that class of permit set out in the table at regulation 9 40% of the application fee for that class of permit set out in the table at regulation 11
14	Fee for application for permit when planning scheme amendment requested under section 96A(4)(a) of the Act. NOTE: This fee is in addition to any fee/s for the amendment to the planning scheme prescribed under regulation 6.	50% of the fee which would have applied if the application for permit had been made separately. If the application for a permit is for more than one class of permit, the fee for the permit is the highest of the fees which would have applied if separate applications for the permits had been made.
15	Certificate of compliance (S97N)	\$379.90
16	Amend or end an agreement under section 173 of the Act	\$768.50
17	Planning certificate	\$25.90
18	Where the planning scheme specifies that a matter must be done to the satisfaction of the responsible authority, Minister, public authority or municipal council	\$379.90

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Corangamite Shire Other Planning Fees	
Extension of Time Request – First request	\$381.00
Extension of Time Request – Second request	\$761.00
Extension of Time Request – any subsequent requests	\$1,521.00
Secondary Consent Application	\$263.00
Secondary Consent VicSmart Application	\$159.00
Written Information Requests	\$79.00
Historical planning permit search (3-7 days process time)	\$148.00 plus copying costs
Historical planning permit search - URGENT (1-2 days process time)	\$298.00 plus copying costs
Certificate of Title Search	\$70.10
Notice of Planning Application (Advertising) – first 10 letters	\$52.00
Notice of Planning Application (Advertising) – additional letters after 10	\$5.10 each
Notification Signage (per sign)	\$144.00
Notice in Warrnambool Standard Newspaper (per notice)	\$378.10
Notice in Western District Newspaper (per notice)	\$217.85
S173 Agreement reviewed by Solicitor (if required at Councils discretion)	at cost
NOTE: Items in this table are taxable items, GST is included.	

Fees for Applications under the Subdivision Act 1988		
Regulation	Purpose	Fee
6	Application for certification of plan of subdivision and issue of statement of compliance	\$203.80
7	Alteration of plan under section 10(2) of the Act	\$129.50
8	Amendment of certified plan under section 11(1) of the Act	\$164.10
9	Check engineering plans	0.75% of the estimated cost of constructing the works proposed on the engineering plan
10	Engineering plan prepared by Council	3.5% of the estimated cost of constructing the works proposed on the engineering plan
11	Supervision of works	2.5% of the estimated cost of constructing the works

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Fees for an Amendment to the Planning Scheme (Regulation 6)	
<u>Stage of Amendment</u>	<u>Fee</u>
Stage 1: a) Considering a request to amend a planning scheme; and b) taking action required by Division 1 of Part 3 of the Planning and Environment Act 1987 (the Act); and c) considering any submissions which do not seek a change to the amendment; and d) If applicable, abandoning the amendment. <i>Paid to the Planning Authority</i>	\$3,557.60
Stage 2: a) Considering: i. up to <u>10 submissions</u> which seek a change to an amendment, and where necessary referring the submissions to a panel; or ii. <u>11 to (and including) 20 submissions</u> which seek a change to an amendment, and where necessary referring the submissions to a panel; or iii. <u>submissions that exceed 20 submissions</u> 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 submission and the panel's report, abandoning the amendment. <i>Paid to the Planning Authority</i>	<u>Variable</u> \$17,632.70 \$35,230.80 \$47,095.30
Stage 3: a) Adopting an amendment or a part of an 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 approval of the amendment required by section 36(2) of the Act. <i>Paid to the Planning Authority</i>	\$561.30
Stage 4: 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. <i>Paid to the Minister for Planning (DELWP)</i>	\$561.30