



SUMMARY OF PLANNING & SUBDIVISION FEES 2021/22 (Statutory)
FOR PERMIT APPLICATIONS (Regulation 9 – under Section 47)

Class of Permit	Type of Application	No. of Fee Units	Fee for Permit Application
Class 1	Change or allow a new use of the land	89	\$1,337.70
Single Dwelling			
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 is:			
Class 2	Up to \$10,000	13.5	\$202.90
Class 3	\$10,001 to \$100,000	42.5	\$638.80
Class 4	\$100,001 to \$500,000	87	\$1,307.60
Class 5	\$500,001 to \$1M	94	\$1,412.80
Class 6	\$1M to \$2M	101	\$1,518.00
VicSmart			
A permit that is the subject of a VicSmart application if the estimated cost of the development is:			
Class 7	Up to \$10,000	13.5	\$202.90
Class 8	More than \$10,000	29	\$435.90
Class 9	VicSmart application to subdivide or consolidate land	13.5	\$202.90
Class 10	VicSmart application (other than a class 7, class 8 or class 9 permit)	13.5	\$202.90
All Other Developments			
To develop land if the estimated cost of the development is:			
Class 11	Up to \$100,000	77.5	\$1,164.80
Class 12	\$100,001 to \$1M	104.5	\$1,570.60

Class of Permit	Type of Application	No. of Fee Units	Fee for Permit Application
Class 13	\$1M to \$5M	230.5	\$3,464.40
Class 14	\$5M to \$15M	587.5	\$8,830.10
Class 15	\$15M to \$50M	1732.5	\$26,039.50
Class 16	More than \$50M	3894	\$58,526.80
Subdivision			
Class 17	Subdivide an existing building	89	\$1,337.70
Class 18	Subdivide land into 2 lots	89	\$1,337.70
Class 19	Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	89	\$1,337.70
Class 20	To subdivide land (\$1,318.10 for each 100 lots created)	89 per 100 lots	\$1,337.70
Class 21	To create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or To create or move a right of way; or To create, vary or remove an easement other than a right of way; or To vary or remove a condition in the nature of an easement other than a right of way in a Crown grant.	89	\$1,337.70
Class 22	A permit not otherwise provided for in this Regulation	89	\$1,337.70

Fee units

The Regulations set fees in fee units. A fee unit value is adjusted each year by the Treasurer's amount and is published in the Government Gazette.

In the tables below, the fee units have been converted to a dollar value on the basis of the value of a fee unit as it is set for the 2020-21 financial year.

In accordance with the Monetary Units Act 2004, the **value of a fee unit for the financial year 2021-22 is \$15.03.**

GST is not applicable to the fees.

The information on this website does not replace the need to acquaint yourself with the Planning and Environment (Fees) Regulations 2016.

SUMMARY OF PLANNING & SUBDIVISION FEES 2021/22 (Statutory)
FOR AMENDMENTS TO PERMITS (Regulation 11 – under Section 72)

Class of Permit	Type of Application	No. of Fee Units	Fee to Amend Permit
Class 1	Change or allow a new use of the land	89	\$1,337.70
Class 2	Amendment to change what the permit allows; or change any or all conditions which apply to a permit	89	\$1,337.70
Single Dwelling			
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 is:			
Class 3	Up to \$10,000	13.5	\$202.90
Class 4	\$10,001 to \$100,000	42.5	\$638.80
Class 5	\$100,001 to \$500,000	87	\$1,307.60
Class 6	More than \$1M	94	\$1,412.80
Vic Smart			
A permit that is the subject of a VicSmart application if the estimated cost of the development is:			
Class 7	Up to \$10,000	13.5	\$202.90
Class 8	More than \$10,000	29	\$435.90
Class 9	VicSmart application to subdivide or consolidate land	13.5	\$202.90
Class 10	VicSmart application (other than a class 7, class 8 or class 9 permit)	13.5	\$202.90
All Other Developments			
To develop land if the estimated cost of the development is:			
Class 11	Up to \$100,000	77.5	\$1,164.80
Class 12	\$100,001 to \$1M	104.5	\$1,570.60



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Class of Permit	Type of Application	No. of Fee Units	Fee to Amend Permit
Class 13	More than \$1M	230.5	\$3,464.40
Subdivision			
Class 14	Subdivide an existing building	89	\$1,337.70
Class 15	Subdivide land into 2 lots	89	\$1,337.70
Class 16	Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	89	\$1,337.70
Class 17	To subdivide land (\$1,337.70 for each 100 lots created)	89 per 100 Lots	\$1,337.70
Class 18	To create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or To create or move a right of way; or To create, vary or remove an easement other than a right of way; or To vary or remove a condition in the nature of an easement other	89	\$1,337.70
Class 19	A permit not otherwise provided for in this Regulation	89	\$1,337.70

Fee units

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In accordance with the Monetary Units Act 2004, the **value of a fee unit for the financial year 2021-22 is \$15.03.**

GST is not applicable to the fees.

The information on this website does not replace the need to acquaint yourself with the Planning and Environment (Fees) Regulations 2016.



PERMIT APPLICATIONS FOR MORE THAN ONE CLASS (Statutory)

Type of Application	Fee
(1) An application for more than one class of permit set out in the above table:	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.
(2) An application to amend a permit in more than one class set out in the above table:	

AMENDING AN APPLICATION AFTER NOTICE HAS BEEN GIVEN

Type of Application:	Fee:
(1) Section 57A – Request to amend an application for permit after notice has been given; or	40% of the application fee for that class of permit or amendment to permit; and
(2) Section 57A – Request to amend an application for an amendment to a permit after notice has been given:	Where the class of application is changing to a new class of higher application fee, the difference between the fee for the application to be amended and the fee for the new class.

OTHER MATTERS

Type of Application	No. of Fee Units	Fee
Certificate of Compliance under Section 97N (No GST)	22	\$ 330.70
Amend or end a Section 173 agreement (No GST)	44.5	\$ 668.80
Satisfaction matters (No GST)	22	\$ 330.70
Secondary consent to plans (Taxable)		\$ 200.00
Extension of time to a permit: (Taxable)	1 st Request (incl. GST)	\$ 220.00
	2 nd Request (incl. GST)	\$ 440.00
	3 rd Request (incl. GST)	\$ 650.00
Advertising of Planning Application		\$ 350.00
Open Space Contribution		\$ 500.00



SUBDIVISION CERTIFICATION AND ENGINEERING (Statutory Fees)

Regulation	Purpose	No. of Fee Units	Fee
6	Certification of a plan of subdivision under section 6 of the Subdivision Act	11.8	\$177.40
7	Alteration of plan under section 10(2) of the Subdivision Act	7.5	\$111.10
8	Amendment of certified plan under section 11(1) of the Subdivision Act	9.5	\$140.70
9	Checking of engineering plans*		0.75%
10	Engineering plan prepared by Council*		3.5%
11	Supervision of works*		2.5%

COMBINED PERMIT APPLICATION AND PLANNING SCHEME AMENDMENT

The sum of the highest of the fees which would have applied if separate applications were made and 50% of the other fees which would have applied if separate applications were made.