

Frankston City Council Statutory Planning



Fee Schedule 1 July 2023

Lifestyle Capital of Victoria

The Regulations set the fees that can be charged by local councils (or other planning authorities and Responsible Authorities) for the services provided under the *Planning and Environment Act 1987* and *Subdivision Act 1988*. These are statutory fees and are not set by Council.

NOTE: Reference should always be made to the Regulations to obtain the complete wording of individual fee classes, and other regulations. Regulations can be viewed at www.legislation.vic.gov.au.

APPLICATIONS FOR PERMITS UNDER SECTION 47

(Regulation 11 of the Planning and Environment (Fees) Regulations 2017)

Class	Type of permit	Fee (GST N/A)
1	Use only (also includes an application to waive the specified car parking requirements)	\$1,415.10
Development — 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 development included in the application is:		
2	Less than or equal to \$10,000	\$214.70
3	Greater than \$10,000 but less than or equal to \$100,000	\$675.80
4	Greater than \$100,000 but less than or equal to \$500,000	\$1,383.30
5	Greater than \$500,000 but less than or equal to \$1,000,000	\$1,494.60
6	Greater than \$1,000,000 but less than or equal to \$2,000,000	\$1,605.90
VicSmart Application		
7	Less than or equal to \$10,000	\$214.70
8	Greater than \$10,000	\$461.10
9	Subdivide or Consolidation of land	\$214.70
10	VicSmart application (other than a class 7, class 8 or class 9 permit)	\$214.70
Development — Multiple Dwelling and/or Non-Residential		
To develop land (other than for a single dwelling per lot - e.g. multi-unit of two or more, commercial, business or industrial) if the estimated cost of development included in the application is:		
11	Less than or equal to \$100,000	\$1,232.30
12	Greater than \$100,000 but less than or equal to \$1,000,000	\$1,661.60
13	Greater than \$1,000,000 but less than or equal to \$5,000,000	\$3,665.00
14	Greater than \$5,000,000 but less than or equal to \$15,000,000	\$9,341.30
15	Greater than \$15,000,000 but less than or equal to \$50,000,000	\$27,546.80
16	Greater than \$50,000,000 *For the first 12 months from commencement of the regulations, the fee for a class 15 permit application (for development over \$50 million) will be charged at 50% of the fee set out in regulations*	\$61,914.60

Subdivision (GST N/A)		
17	To subdivide an existing building	\$1,415.10
18	To subdivide land into two (2) lots	\$1,415.10
19	To effect a realignment of a common boundary between lots	\$1,415.10
20	To subdivide land (other than a class 9, class 16, class 17 or class 18 permit) (100 lots created)	\$1,415.10
21	Create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or Create or remove a right of way; or Create, vary or remove an easement other than a right of way; or Vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant.	\$1,415.10
22	A permit not otherwise provided for in the regulation	\$1,415.10

APPLICATIONS FOR AMENDMENTS TO PERMITS UNDER SECTION 72

(Regulation 11 of the Planning and Environment (Fees) Regulations 2017)

Class	Type of permit	Fee (GST N/A)
1	Amendment to a permit to change the use of land allowed by the permit or allow a new use of land	\$1,415.10
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.	\$1,415.10
Development – 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 development included in the application is:		
3	Less than or equal to \$10,000	\$214.70
4	Greater than \$10,000 but less than or equal to \$100,000	\$675.80
5	Greater than \$100,000 but less than or equal to \$500,000	\$1,383.30
6	Greater than \$500,000 but less than or equal to \$2,000,000	\$1,494.60
VicSmart Application		
7	Less than or equal to \$10,000	\$214.70
8	Greater than \$10,000	\$461.10
9	Subdivide or Consolidation of Land	\$214.70
10	VicSmart application (other than a class 7, class 8 or class 9 permit)	\$214.70
Development – Multiple Dwelling and/or Non-Residential		
To develop land (other than for a single dwelling per lot - eg. multi-unit of two or more, commercial, business or industrial) if the estimated cost of development included in the application is:		
11	Less than or equal to \$100,000	\$1,232.30
12	Greater than \$100,000 but less than or equal to \$1,000,000	\$1,661.60
13	Greater than \$1,000,000	\$3,665.00

Subdivision (GST N/A)		
14	To subdivide an existing building	\$1,415.10
15	To subdivide land into two (2) lots	\$1,415.10
16	To effect a realignment of a common boundary between lots	\$1,415.10
17	To subdivide land (other than a class 9, class 16, class 17 or class 18 permit) 100 lots created	\$1,415.10
18	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
19	A permit not otherwise provided for in the regulation	\$1,415.10

PLANNING SCHEME AMENDMENT

Regulation 6 of the *Planning and Environment (Fees) Regulations 2016* (version incorporating amendments as at 13 October 2016)

Stage	Type of permit	Fee (GST N/A)	Paid To
1	a) considering a request to amend a planning scheme; and b) taking action required by Division 1 of Part 3 of the <i>Planning and Environment Act 1987</i> ; and c) considering any submissions which do not seek a change to the amendment; and d) if applicable, abandoning the amendment in accordance with Section 28.	\$3,275.40	The Planning Authority
2	a) Considering <ul style="list-style-type: none"> i. up to and including 10 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel; or ii. 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or iii. submissions that exceed 20 submissions 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; and, c) making a submission in accordance with Section 24(b); and, d) considering the report in accordance with Section 27; and, e) after considering submissions and the report in accordance with Section 27, if applicable, abandoning the amendment in accordance with Section 28.	\$16,233.90 \$32,436.00 \$43,359.30	The Planning Authority
3	a) adopting the amendment or part of the amendment in accordance with Section 29 of the <i>Act</i> ; and b) submitting the amendment for approval by the Minister in accordance with Section 31 of the <i>Act</i> ; and c) giving the notice of the approval of the amendment required by Section 36(2) of the <i>Act</i> .	\$516.80	The Planning Authority

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.	\$516.80	The Minister
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Note: The fees for stages 1, 2 and 3 are paid to the planning authority by the person who requested the amendment. The fee for stage 4 is paid to the Minister by the individual requesting the amendment.

SUBDIVISION FEES

Regulation	Type of Application	Fee (GST N/A)
6	For certification of a plan of subdivision	\$187.60
7	Alteration of plan under section 10(2) of the Act	\$119.30
8	Amendment of certified plan under section 11(1) of the Act	\$151.10

OTHER FEES

Regulation	Purpose	Fee (GST N/A)
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.	\$4,293.00
8	For requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed under section 20A of the Act.	\$1,033.50
10	For combined permit applications	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
12	Amend an application for a permit or an application to amend a permit 57A(3)(A)	a) Under section 57A(3)(a) of the Act the fee to amend an application for a permit after notice is given is 40 per cent of the application fee for that class of permit set out in the Table at regulation 9. b) Under section 57A(3)(a) of the Act the fee to amend an application to amend a permit after notice is given is 40 per cent of the application fee for that class of permit set out in the Table at regulation 11 and any additional fee under c) below. c) If an application to amend an application for a permit or amend 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 Table to Regulation 9, the applicant must pay an additional fee being the difference the original class of application and the amended class of permit.

13	For a combined application to amend permit	The sum of the highest of the fees which would have applied. If separate applications were made and 50 per cent of each of the other fees which would have applied if separate applications were made.
14	For a combined permit and planning scheme amendment	Under section 96A(4)(a) of the Act: The sum of the highest of the fees which would have applied if separate applications were made and 50 per cent of each of the other fees which would have applied if separate applications were made.
15	Certificate of Compliance The fee for an Application for a under Section 97N	\$349.80
16	Amend or End 173 Agreement For an agreement to a proposal to amend or end an agreement under section 173 of the Act	\$707.60
17	Planning Certificates Planning Certificates are issued by the Department of Planning and Community Development and can be obtained online at www.landdata.vic.gov.au . Please note Planning Certificates are official statements of the planning controls that apply to a property. Statements of the zoning and overlays that relate to a planning scheme can also be obtained at no cost in the form of a Planning Property Report from www.land.vic.gov.au . These statements however do not have the same legal status as Planning Certificate. For further information about obtaining Planning Certificates please contact the Land Information Centre on 03 8636 2831	
18	Satisfaction Matters Where a Planning Scheme specifies that a matter must be done to the Satisfaction of a Responsible Authority, Minister, Public Authority or Municipal Council	\$349.80

SECTION 173 AGREEMENTS

Preparation of In-house Section 173 Agreement for Subdivision of approved developments only (Conditions apply) (To amend or end an agreement under Section 173 see Regulation 16 above)	\$1,582.00* (GST Inc)
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ADMINISTRATIVE FEES

Other Application Fees (*GST Inc)	
Secondary Consent	\$610.00*
Secondary Consent (retrospective)	\$897.00*
Extension of Time	\$610.00*
Demolition Consent under Section 29A (<i>Building Amendment (fees) Regulations 2009</i>)	\$91.40

Further compliance inspection fee	\$147.00*
Condition 1 - Resubmission	\$163.00*
Pre-Application Meeting - Standard	\$264.00*
Pre-Application Meeting - Major	\$528.00*

Public Notification (*GST Inc)	
Public Notification Service by Council Contractor (includes 10 letters, erection & removal of one Yellow Public Notice sign)	\$388.00*
Public Notification Service (includes 10 letters – no sign)	\$128.00*
Additional Letters	\$8.00*
Additional Sign (A1)	\$75.00*
Notification in Local Newspaper	\$730.00*

Planning Information Requests (*GST Inc)	
Planning Information Request – Written Response	\$150.00*
PDF copy of Planning Permit	\$41.00*
PDF copy of Planning Permit and Endorsed Plans *Note: Landowner written consent is required for copies of endorsed plans (if owner is not making request)	\$178.00*