

SUMMARY OF PLANNING AND SUBDIVISION FEES
1 July 2023-2024

FEES FOR PERMITS

Class of permit	Type of Application	Fee for Permit Application	Half fee
Use of land			
<i>Class 1</i>	Use only	\$1,415.10	\$707.55
Single dwelling use or development if the cost of development is:			
<i>Class 2</i>	\$10,000 or less	\$214.70	\$107.35
<i>Class 3</i>	More than \$10,000 but not more than \$100,000	\$675.80	\$337.90
<i>Class 4</i>	More than \$100,000 but not more than \$500,000	\$1,383.30	\$691.65
<i>Class 5</i>	More than \$500,000 but not more than \$1,000,000	\$1,494.60	\$747.30
<i>Class 6</i>	More than \$1,000,000 but not more than \$2,000,000	\$1,605.90	\$802.95
VicSmart applications			
<i>Class 7</i>	VicSmart application if the estimated cost of development is \$10,000 or less	\$214.70	\$107.35
<i>Class 8</i>	VicSmart application if the estimated cost of development is more than \$10,000	\$461.10	\$230.55
<i>Class 9</i>	VicSmart application to subdivide or consolidate land	\$214.70	\$107.35
<i>Class 10</i>	VicSmart application (other than a class 7, 8 or 9 permit)	\$214.70	\$107.35
Other development if the cost of development is:			
<i>Class 11</i>	\$100,000 or less	\$1,232.30	\$616.15
<i>Class 12</i>	More than \$100,000 but not more than \$1,000,000	\$1,661.60	\$830.80
<i>Class 13</i>	More than \$1,000,000 but not more than \$5,000,000	\$3,665.00	\$1,832.50
<i>Class 14</i>	More than \$5,000,000 but not more than \$15,000,000	\$9,341.30	\$4,670.65
<i>Class 15</i>	More than \$15,000,000 but not more than \$50,000,000	\$27,546.80	\$13,773.40
<i>Class 16</i>	More than \$50,000,000	\$61,914.60	\$30,957.30
Subdivision			
<i>Class 17</i>	To subdivide an existing building (other than a class 9 permit)	\$1,415.10	\$707.55
<i>Class 18</i>	To subdivide land into 2 lots (other than class 9 or class 17 permit)	\$1,415.10	\$707.55
<i>Class 19</i>	To effect a realignment of a common boundary between lots or consolidate 2 or more lots (other than a class 9 permit)	\$1,415.10	\$707.55
<i>Class 20</i>	Subdivide land (other a class 9, class 17, class 18, or class 19 permit)	\$1,415.10	\$707.55

<i>Class 21</i>	To: a) create, vary or remove a restriction within the meaning of the <i>Subdivision Act 1988</i> ; or b) create or move 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 a right of way) in a Crown grant.	\$1,415.10	\$707.55
<i>Class 22</i>	A permit not otherwise provided for in the regulation	\$1,415.10	\$707.55

FEES FOR AMENDING PERMITS

Fees for applications to amend permits under Section 72 of the Planning and Environment Act 1987 (regulation 11)

Class of permit	Type of Application	Fee for Permit Application	Half fee
<i>Class 1</i>	Amendment to a permit to change the use of land allowed by the permit or allow a new use of land	\$1,415.10	\$707.55
<i>Class 2</i>	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	\$707.55
Single dwelling use or development if the cost of the additional development is:			
<i>Class 3</i>	\$10,000 or less	\$214.70	\$107.35
<i>Class 4</i>	More than \$10,000 but not more than \$100,000	\$675.80	\$337.90
<i>Class 5</i>	More than \$10,000 but not more than \$500,000	\$1,383.30	\$691.65
<i>Class 6</i>	More than \$500,000	\$1,494.60	\$747.30
VicSmart applications			
<i>Class 7</i>	Amendment to a class 7 permit – if the cost of any additional development is \$10,000 or less	\$214.70	\$107.35
<i>Class 8</i>	Amendment to a class 8 permit – if the cost of any additional development is more than \$10,000	\$461.10	\$230.55
<i>Class 9</i>	Amendment to a class 10 permit (a VicSmart application other than a class 7, 8 or 9 permit)	\$214.70	\$107.35
Other development if the cost of the additional development is:			
<i>Class 11</i>	\$100,000 or less	\$1,232.30	\$616.15
<i>Class 12</i>	More than \$100,000 but not more than \$1,000,000	\$1,661.60	\$830.80
Subdivision			
<i>Class 14</i>	Amendment to a permit – to subdivide an existing building (other than a class 9 permit)	\$1,415.10	\$707.55
<i>Class 15</i>	Amendment to a permit – to subdivide land into two lots (other than a class 9 or 17 permit)	\$1,415.10	\$707.55

<i>Class 16</i>	Amendment to a permit – to effect a realignment of a common boundary between lots or to consolidate two or more lots (other than a class 9 permit)	\$1,415.10	\$707.55
<i>Class 17</i>	Amendment to a permit – to subdivide land (other than a class, 9, 17, 18, or 19 permit)	\$1,415.10	\$707.55
<i>Class 18</i>	To: a) create, vary or remove a restriction within the meaning of the <i>Subdivision Act 1988</i> ; or b) create or move 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 a right of way) in a Crown grant.	\$1,415.10	\$707.55
<i>Class 19</i>	Amendment to a permit not otherwise provided for in the regulation	\$1,415.10	\$707.55

PERMIT APPLICATIONS FOR MORE THAN ONE CLASS

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 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.
(2) Section 57A – Request to amend an application for an amendment to a permit after notice has been given:	

OTHER MATTERS

Type of Application	Fee
For a Certificate of Compliance	\$349.80
For an agreement to a proposal to amend or end an agreement under Section 173 of the Act	\$707.60
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
Non Statutory	
Secondary consent to plans/Amended Plans	\$200.72
Extension of time to a permit:	1st request \$205.92 2nd request \$618.83
Advertising for Newspaper	\$205.92

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Title Search	\$69.69
File Retrievals from Grace	\$106.08
Plans to Comply	\$109.20

SUBDIVISION CERTIFICATION AND ENGINEERING

Regulation	Purpose	Fee
6	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
Engineering costs based on the estimated cost of construction works:		
9	Checking of engineering plans – of the estimated cost of construction of the works proposed in the engineering plan (maximum fee)	0.75%
10	Engineering plan prepared by council – of the cost of works proposed in the engineering plan (maximum fee)	3.5%
11	Supervision of works – of the estimated cost of construction of the works (maximum fee)	2.5%

FEEES FOR STAGES OF AN AMENDMENT TO A PLANNING SCHEME

Stage		Fee *
1	<ol style="list-style-type: none"> 1. Considering a request to amend a planning scheme; and 2. Taking action required by Division 1 of Part 3 of the Act; and 3. Considering any submissions which do not seek a change to the amendment; and 4. If applicable, abandoning the amendment. Paid to : The planning authority	\$3,275.40
2	1.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 	\$16,233.90
	<ul style="list-style-type: none"> • (ii) 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or 	\$32,436.00
	<ul style="list-style-type: none"> • (iii) submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel; 	\$43,359.30
	<ol style="list-style-type: none"> 2.Helping a panel in accordance section 158 of the Act; and 3.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 4.Considering the panel’s report in accordance with section 27 of the Act; and 5.After considering submissions and the panel’s report, if applicable, abandoning the amendment. Paid to: The planning authority	
3	<ol style="list-style-type: none"> 1. Adopting the amendment or part of the amendment in accordance with section 29 of the Act; and 	\$516.80

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	<p>2. Submitting the amendment for approval by the Minister in accordance with section 31 of the Act; and</p> <p>3. Giving the notice of the approval of the amendment required by section 36(2) of the Act.</p> <p>Paid to: The planning authority</p>	
4	<p>1. Consideration by the Minister of a request to approve the amendment in accordance with section 35 of the Act; and</p> <p>2. Giving notice of approval of the amendment in accordance with section 36(1) of the Act.</p> <p>Paid to: The Minister</p>	\$516.80
Regulation		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	\$4,293.00
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
14	<p>For a combined permit and planning scheme amendment Under section 96A(4)(a) of the Act:</p> <p>The sum of the fee(s) for the amendment to the planning scheme (regulation 6) and whichever of the following applies:</p> <ul style="list-style-type: none"> • 50% of the fee which would have applied if the permit application had been made separately; or • If the permit application is for more than once class of permit (regulation 9), the highest of the fees which would have applied if the permit applications had been made separately. 	