

## SUMMARY OF PLANNING AND SUBDIVISION FEES

1 July 2025-2026

### FEES FOR PERMITS

Class of permit	Type of Application	Fee for Permit Application	Half fee
<b>Use of land</b>			
Class 1	Use only	<b>\$1,496.10</b>	\$748.05
<b>Single dwelling use or development if the cost of development is:</b>			
Class 2	\$10,000 or less	<b>\$226.90</b>	\$113.45
Class 3	More than \$10,000 but not more than \$100,000	<b>\$714.40</b>	\$357.20
Class 4	More than \$100,000 but not more than \$500,000	<b>\$1,462.50</b>	\$731.25
Class 5	More than \$500,000 but not more than \$1,000,000	<b>\$1,580.10</b>	\$790.05
Class 6	More than \$1,000,000 but not more than \$2,000,000	<b>\$1,697.80</b>	\$848.90
<b>VicSmart applications</b>			
Class 7	VicSmart application if the estimated cost of development is \$10,000 or less	<b>\$226.90</b>	\$113.45
Class 8	VicSmart application if the estimated cost of development is more than \$10,000	<b>\$487.50</b>	\$243.75
Class 9	VicSmart application to subdivide or consolidate land	<b>\$226.90</b>	\$113.45
Class 10	VicSmart application (other than a class 7, 8 or 9 permit)	<b>\$226.90</b>	\$113.45
<b>Other development if the cost of development is:</b>			
Class 11	\$100,000 or less	<b>\$1,302.80</b>	\$651.40
Class 12	More than \$100,000 but not more than \$1,000,000	<b>\$1,756.60</b>	\$878.30
Class 13	More than \$1,000,000 but not more than \$5,000,000	<b>\$3,874.70</b>	\$1,937.35
Class 14	More than \$5,000,000 but not more than \$15,000,000	<b>\$9,875.90</b>	\$4,937.95
Class 15	More than \$15,000,000 but not more than \$50,000,000	<b>\$29,123.30</b>	\$14,561.65
Class 16	More than \$50,000,000	<b>\$65,458.10</b>	\$32,729.05
<b>Subdivision</b>			
Class 17	To subdivide an existing building (other than a class 9 permit)	<b>\$1,496.10</b>	\$748.05
Class 18	To subdivide land into 2 lots (other than class 9 or class 17 permit)	<b>\$1,496.10</b>	\$748.05
Class 19	To effect a realignment of a common boundary between lots or consolidate 2 or more lots (other than a class 9 permit)	<b>\$1,496.10</b>	\$748.05
Class 20	Subdivide land (other a class 9, class 17, class 18, or class 19 permit)	<b>\$1,496.10</b>	\$748.05

<b>Class 21</b>	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.	<b>\$1,496.10</b>	<b>\$748.05</b>
<b>Class 22</b>	A permit not otherwise provided for in the regulation	<b>\$1,496.10</b>	<b>\$748.05</b>

## FEES FOR AMENDING PERMITS

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

<b>Class of permit</b>	<b>Type of Application</b>	<b>Fee for Permit Application</b>	<b>Half fee</b>
<b>Use of land</b>			
<b>Class 1</b>	Amendment to a permit to change the use of land allowed by the permit or allow a new use of land	<b>\$1,496.10</b>	<b>\$748.05</b>
<b>Class 2</b>	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	<b>\$1,496.10</b>	<b>\$748.05</b>
<b>Single dwelling use or development if the cost of the additional development is:</b>			
<b>Class 3</b>	\$10,000 or less	<b>\$226.90</b>	<b>\$113.45</b>
<b>Class 4</b>	More than \$10,000 but not more than \$100,000	<b>\$714.40</b>	<b>\$357.20</b>
<b>Class 5</b>	More than \$100,000 but not more than \$500,000	<b>\$1,462.50</b>	<b>\$731.25</b>
<b>Class 6</b>	More than \$500,000	<b>\$1,580.10</b>	<b>\$790.05</b>
<b>VicSmart applications</b>			
<b>Class 7</b>	Amendment to a class 7 permit – if the cost of any additional development is \$10,000 or less	<b>\$226.90</b>	<b>\$113.45</b>
<b>Class 8</b>	Amendment to a class 8 permit – if the cost of any additional development is more than \$10,000	<b>\$487.50</b>	<b>\$243.75</b>
<b>Class 9</b>	Amendment to a class 9 permit - subdivide or consolidate land	<b>\$226.90</b>	<b>\$113.45</b>
<b>Class 10</b>	Amendment to a class 10 permit (a VicSmart application other than a class 7, 8 or 9 permit)	<b>\$226.90</b>	<b>\$113.45</b>
<b>Other development if the cost of the additional development is:</b>			
<b>Class 11</b>	\$100,000 or less	<b>\$1,302.80</b>	<b>\$651.40</b>
<b>Class 12</b>	More than \$100,000 but not more than \$1,000,000	<b>\$1,756.60</b>	<b>\$878.30</b>
<b>Class 13</b>	More than \$1,000,000	<b>\$3,874.70</b>	<b>\$1,937.35</b>
<b>Subdivision</b>			
<b>Class 14</b>	Amendment to a permit – to subdivide an existing building (other than a class 9 permit)	<b>\$1,496.10</b>	<b>\$748.05</b>

<b>Class 15</b>	Amendment to a permit – to subdivide land into two lots (other than a class 9 or 17 permit)	<b>\$1,496.10</b>	\$748.05
<b>Class 16</b>	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)	<b>\$1,496.10</b>	\$748.05
<b>Class 17</b>	Amendment to a permit – to subdivide land (other than a class, 9, 17, 18, or 19 permit)	<b>\$1,496.10</b>	\$748.05
<b>Class 18</b>	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.	<b>\$1,496.10</b>	\$748.05
<b>Class 19</b>	Amendment to a permit not otherwise provided for in the regulation	<b>\$1,496.10</b>	\$748.05

## 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: (2) An application to amend a permit in more than one class 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.

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

## OTHER MATTERS

Type of Application		Fee
For a Certificate of Compliance		\$369.80
For an agreement to a proposal to amend or end an agreement under Section 173 of the Act		\$748.00
Where a planning scheme specifies that a matter must be done to the satisfaction of a responsible authority, Minister, public authority or municipal council		\$369.80
<b>Non-Statutory</b>		
Secondary consent to plans/Amended Plans		\$213.00
Extension of time to a permit:	1 <sup>st</sup> request	\$219.23
	2 <sup>nd</sup> request	\$656.57
Advertising for Newspaper		\$218.67
Title Search		\$74.21
File Retrievals from Grace		\$112.73
Plans to Comply		\$116.13
Public Notice (Flat rate or \$5.50 per letter, whichever is greater)		\$234.85
Public Notice on site		\$187.55
Request for written advice		\$106.15
Application for Development Plan approval		\$1,598.74
Application to amend a Development Plan		\$1,598.74

## SUBDIVISION CERTIFICATION AND ENGINEERING

Regulation	Purpose	Fee
6	Certification of a plan of subdivision	\$198.40
7	Alteration of plan under section 10(2) of the Act	\$126.10
8	Amendment of certified plan under section 11(1) of the Act	\$159.70
<b>Engineering costs based on the estimated cost of construction works:</b>		
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"> <li>1. Considering a request to amend a planning scheme; and</li> <li>2. Taking action required by Division 1 of Part 3 of the Act; and</li> <li>3. Considering any submissions which do not seek a change to the amendment; and</li> <li>4. If applicable, abandoning the amendment.</li> </ol> <p>Paid to: The planning authority</p>	\$3,462.90
2	1.Considering:	

	<ul style="list-style-type: none"> <li>(i) Up to and including 10 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or</li> </ul>	<b>\$17,163.00</b>
	<ul style="list-style-type: none"> <li>(ii) 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or</li> </ul>	<b>\$34,292.40</b>
	<ul style="list-style-type: none"> <li>(iii) submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel;</li> </ul>	<b>\$45,840.90</b>
	<p>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</p> <p>4. Considering the panel's report in accordance with section 27 of the Act; and</p> <p>5. After considering submissions and the panel's report, if applicable, abandoning the amendment.</p> <p>Paid to: The planning authority</p>	
3	<ol style="list-style-type: none"> <li>1. Adopting the amendment or part of the amendment in accordance with section 29 of the Act; and</li> <li>2. Submitting the amendment for approval by the Minister in accordance with section 31 of the Act; and</li> <li>3. Giving the notice of the approval of the amendment required by section 36(2) of the Act.</li> </ol> <p>Paid to: The planning authority</p>	<b>\$546.30</b>
4	<ol style="list-style-type: none"> <li>1. Consideration by the Minister of a request to approve the amendment in accordance with section 35 of the Act; and</li> <li>2. Giving notice of approval of the amendment in accordance with section 36(1) of the Act.</li> </ol> <p>Paid to: The Minister</p>	<b>\$546.30</b>

<b>Regulation</b>		<b>Fee</b>
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	<b>\$4,538.70</b>
8	For requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed under section 20A of the Act	<b>\$1,092.70</b>
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> <p>50% of the fee which would have applied if the permit application had been made separately; or</p> <p>if the permit application is for more than one class of permit (regulation 9), the highest of the fees which would have applied if the permit applications had been made separately.</p>	