

PLANNING FEES

Applicable from 1 July 2025

Applications for Planning Permits		Fee
Under section 47 of the <i>Planning and Environment Act 1987</i> and Regulation 9 of the <i>Planning and Environment (Fees) Regulations 2016</i>		
Class 1	An application for use only.	\$1,496.10
Class 2	To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 7 permit or a permit to subdivide or consolidate land) if the estimated cost of development is \$10,000 or less	\$226.90
Class 3	To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$10,000 but not more than \$100,000	\$714.40
Class 4	To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$100,000 but not more than \$500,000	\$1,462.50
Class 5	To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$500,000 but not more than \$1,000,000	\$1,580.10
Class 6	To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$1,000,000 but not more than \$2,000,000	\$1,697.80
Class 7	VicSmart application if the estimated cost of development is \$10,000 or less	\$226.90
Class 8	VicSmart application if the estimated cost of development is more than \$10,000	\$487.50
Class 9	VicSmart application to subdivide or consolidate land	\$226.90
Class 10	VicSmart application (other than a class 7, class 8, or class 9 permit)	\$226.90
Class 11	To develop land (other than a class 2, class 3, class 7 or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is less than \$100,000	\$1,302.80
Class 12	To develop land (other than a class 4, class 5, or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$100,000 and not more than \$1,000,000	\$1,756.60
Class 13	To develop land (other than a class 6 or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$1,000,000 and not more than \$5,000,000	\$3,874.70
Class 14	To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$5,000,000 and not more than \$15,000,000	\$9,875.90
Class 15	To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$15,000,000 and not more than \$50,000,000	\$29,123.30
Class 16	To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$50,000,000	\$65,458.10
Class 17	To subdivide an existing building (other than a class 9 permit)	\$1,496.10
Class 18	To subdivide land into 2 lots (other than a class 9 or class 16 permit)	\$1,496.10
Class 19	To effect a realignment of a common boundary between lots or consolidate 2 or more lots (other than a class 9 permit)	\$1,496.10
Class 20	Subdivide land (other than a class 9, class 17, class 18 or class 19 permit) (Per 100 Lots Created)	\$1,496.10
Class 21	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.	\$1,496.10
Class 22	A permit not otherwise provided for in the regulations	\$1,496.10

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Applications for Amendments to Planning Permits		Fee
Under section 72 of the <i>Planning and Environment Act 1987</i> and Regulation 11 of the <i>Planning and Environment (Fees) Regulations 2016</i>		
Class 1	Amendment to a permit to change the use of land allowed by the permit or allow a new use of land	\$1,496.10
Class 2	Amendment to a permit (other than a permit to develop land for a single dwelling per lot or to use and develop land for a single dwelling per lot or to undertake development ancillary to the use of land for a single dwelling per lot) to change the statement of what the permit allows or to change any or all of the conditions which apply to the permit.	\$1,496.10
Class 3	Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, if the cost of any additional development permitted by the amendment is \$10,000 or less	\$226.90
Class 4	Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, if the cost of any additional development permitted by the amendment is more than \$10,000 but no more than \$100,000	\$714.40
Class 5	Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, if the cost of any additional development permitted by the amendment is more than \$100,000 but no more than \$500,000	\$1,462.50
Class 6	Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, if the cost of any additional development permitted by the amendment is more than \$500,000	\$1,580.10
Class 7	Amendment to a permit that is subject of Vicsmart application, if the estimated cost of the additional development is \$10,000 or less	\$226.90
Class 8	Amendment to a permit that is subject of Vicsmart application, if the estimated cost of the additional development is more than \$10,000	\$487.50
Class 9	Amendment to a class 9 permit	\$226.90
Class 10	Amendment to a class 10 permit	\$226.90
Class 11	Amendment to a class 11, class 12, class 13, class 14, class 15 or class 16 permit, if the estimated cost of any additional development permitted by the amendment is \$100,000 or less	\$1,302.80
Class 12	Amendment to a class 12, class 13, class 14, class 15 or class 16 permit, if the estimated cost of any additional development permitted by the amendment is more than \$100,000 but not more than \$1,000,000	\$1,756.60
Class 13	Amendment to a class 11, class 12, class 13, class 14, class 15 or class 16 permit, if the estimated cost of any additional development permitted by the amendment is more than \$1,000,000	\$3,874.70
Class 14	Amendment to a class 17 permit	\$1,496.10
Class 15	Amendment to a class 18 permit	\$1,496.10
Class 16	Amendment to a class 19 permit	\$1,496.10
Class 17	Amendment to a class 20 permit (Per 100 lots created)	\$1,496.10
Class 18	Amendment to a class 21 permit	\$1,496.10
Class 19	Amendment to a class 22 permit	\$1,496.10

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Statutory Fees		Fee
<i>Under the Planning and Environment (Fees) Regulations 2016</i>		
Regulation 15	Application for Certificate of Compliance	\$369.80
Regulation 16	For an agreement to a proposal to amend or end an agreement under section 173 of the Act	\$748.00
Regulation 18	Where a planning scheme specifies that a matter must be done to the satisfaction of a responsible authority, Minister, public authority or municipal council (includes Development Plans)	\$369.80

AMEND AN APPLICATION FOR A PERMIT OR AN APPLICATION TO AMEND A PERMIT - REGULATION 12

- Under section 57A(3)(a) of the Act the fee to amend an application for a permit after notice is given is 40% of the application fee for that class of permit set out in the Table at regulation 9
- Under section 57A(3)(a) of the Act the fee to amend an application to amend a permit after notice is given is 40% of the application fee for that class of permit set out in the Table at regulation 11 and any additional fee under c) below
- 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

Statutory Fees		Fee
<i>Under the Subdivisions Act 1988</i>		
Regulation 6	For certification of a plan of subdivision	\$198.40
Regulation 7	Alteration of plan under section 10(2) of the Act	\$126.10
Regulation 8	Amendment of certified plan under section 11(1) of the Act	\$159.70

Other Statutory Fees		Fee
Request for Secondary Consent		\$332.00
Request for Miscellaneous Planning Consent		\$670.00
Request for Extension of Time to Planning Permit – First Request		\$366.00
Request for Extension of Time to Planning Permit – Second Request		\$731.00
Request for Extension of Time to Planning Permit – Third Request		\$920.00
Request for Written Planning Advice		\$172.00
Request for Copy of Planning Permit (On site archives: From 2015 onwards)		\$104.00
Request for Copy of Planning Permit (Off site archives: Pre-2015)		\$222.00
Advertising Notices (up to 10 letters)		\$182.00
Advertising Notices (per letter after 10 letters)		\$9.70
Pre-application meeting (basic)		\$105.00
Pre-application meeting (intermediate)		\$168.00
Pre-application meeting (detailed)		\$350.00
Assessment of condition plans (2nd and subsequent charges)		\$200.00