

Planning and Subdivision Fees

Effective 1 July 2021

Fees for Applications for Permits under Section 47 of the Planning and Environment Act 1987 (Regulation 9)

Note: combined applications are the sum of highest fee plus 50% of other fee(s) applicable

Class of permit	Type of Application	Fee for Permit Application	Combined Application Half fee
Class 1	Change or allow a new use of the land	\$1,337.70	\$668.85
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	\$202.90	\$101.45
Class 3	\$10,001 to \$100,000	\$638.80	\$319.40
Class 4	\$100,001 to \$500,000	\$1,307.60	\$653.80
Class 5	\$500,001 to \$1M	\$1,412.80	\$706.40
Class 6	\$1M to \$2M	\$1,518.00	\$759.00
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	\$202.90	\$101.45
Class 8	More than \$10,000	\$435.90	\$217.95
Class 9	VicSmart application to subdivide or consolidate land	\$202.90	\$101.45
Class 10	Any other VicSmart application	\$202.90	\$101.45
All Other Development - To develop land if the estimated cost of the development is:			
Class 11	Up to \$100,000	\$1,164.80	\$582.40
Class 12	\$100,001 to \$1M	\$1,570.60	\$785.30
Class 13	\$1M to \$5M	\$3,464.40	\$1732.20
Class 14	\$5M to \$15M	\$8,830.10	\$4415.05
Class 15	\$15M to \$50M	\$26,039.50	\$13,019.75
Class 16	More than \$50M	\$58,526.80	\$29,263.40
Subdivision			
Class 17	Subdivide an existing building	\$1,337.70	\$668.85
Class 18	Subdivide land into 2 lots	\$1,337.70	\$668.85
Class 19	Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	\$1,337.70	\$668.85
Class 20	To subdivide land (<i>\$1,241 for each 100 lots created</i>)	\$1,337.70	\$668.85
Class 21	To: a) create, vary or remove a restriction within the meaning of the <i>Subdivision Act 1988</i> ; or b) To create or move a right of way; or c) To create, vary or remove an easement other than a right of way; or d) To vary or remove a condition in the nature of an easement other than a right of way in a Crown grant.	\$1,337.70	\$668.85
Class 22	A permit not otherwise provided for in this Regulation (<i>example: Removal of Native Vegetation, Alter Access to Road</i>)	\$1,337.70	\$668.85

Application for Amendment to Permit – Section 72 of the Planning and Environment Act 1987 (Regulation 11)

Class	Type of Application	Fee to Amend Permit
Class 1	Amendment to change what the permit allows; or change any or all conditions	\$1,337.70
Class 2	Amendment to a permit (not dwellings or ancillary to dwellings) to a) change the statement of what the permit allows; or b) to change any or all of the conditions which apply to the permit.	\$1,337.70
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	\$202.90
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 not more than \$100,000	\$638.80
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 not more than \$500,000	\$1,307.60
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	\$1,412.80
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	\$202.90
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	\$435.90
Class 9	Amendment to a class 9 permit (VicSmart application to subdivide or consolidate land)	\$202.90
Class 10	Amendment to a class 10 permit (any other VicSmart application)	\$202.90
Class 11	Amendment to a class 11, class 12, class 13, class 15, class 15 or class 16 permit if the estimated cost of the additional development to be permitted by the amendment is \$100,000 or less	\$1,164.80
Class 12	Amendment to a class 11, class 12, class 13, class 15, class 15 or class 16 permit if the estimated cost of any additional development to be permitted by the amendment is more than \$100,000 but not more than \$1,000,000	\$1,570.60
Class 13	Amendment to a class 11, class 12, class 13, class 15, class 15 or class 16 permit if the estimated cost of any additional development to be permitted by the amendment is more than \$1,000,000	\$3,464.40
Class 14	Amendment to class 17 permit	\$1,337.70
Class 15	Amendment to class 18 permit	\$1,337.70
Class 16	Amendment to class 19 permit	\$1,337.70
Class 17	Amendment to class 20 permit	\$1,337.70 per 100 lots created
Class 18	Amendment to class 21 permit	\$1,337.70
Class 19	Amendment to class 22 permit	\$1,337.70

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
(2) An application to amend a permit in more than one class set out in the above table:	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	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	Fee
Certificate of Compliance under Section 97N	\$330.70
Amend or end a Section 173 agreement	\$668.80
Satisfaction matters (example: Endorsed Plans)	\$330.70
Secondary Consent to plans	\$145.00
Permit Extension of Time	\$250.00
Written Advice Letter	\$120.00
Notification - Adjoining land owners and occupiers (per notice letter)	\$8.00
Notification - Newspaper	\$260.00
Provision of copy of Planning permit	\$85.00
Provision of copy of Plan of Subdivision	\$70.00

Subdivision Certification and Engineering

Regulation	Purpose	Fee
6	Certification of a plan of subdivision	\$177.40
7	Alteration of plan	\$112.70
8	Amendment of certified plan	\$142.80
	Engineering costs based on the estimated cost of construction works:	
9	Checking of engineering plans	0.75%
10	Engineering plan prepared by Council	3.5%
11	Supervision of works	2.5%

Amendments to Planning Schemes

Stage		Fee
1	a) Considering a request to amend a planning scheme; and b) Exhibition and notice of the amendment; and c) Considering any submissions which do not seek a change to the amendment; and d) If applicable, abandoning the amendment.	\$3,096.20
2	a) Considering submissions which seek a change to an amendment, and where necessary, referring the submissions to a panel:	
	i) Up to 10 submissions	\$15,345.60
	ii) 11 to 20 submissions	\$30,661.20
	iii) More than 20 submissions	\$40,986.80
	b) Providing assistance to a panel ; and c) Making a submission to the panel; and d) Considering the panel's report; and e) After considering submissions and the report, if applicable, abandoning the amendment.	

3	<ul style="list-style-type: none"> a) Adopting the amendment or a part of an amendment; and b) Submitting the amendment for approval by the Minister; and c) Giving the notice of the approval of the amendment. 	\$488.50
4	<ul style="list-style-type: none"> a) Consideration by the Minister of a request to approve an amendment; and b) Giving notice of approval of an amendment. 	\$488.50

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 person who requested the amendment.

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.

Reference should be made to the Planning and Environment (Fees) Regulations 2016 and the Subdivision (Fees) Regulations 2016 to obtain the complete wording of individual fee regulations and other regulations (which include waiving and rebating provisions).

Last updated: 25/5/21