

Planning fees are regulated under the Planning and Environment (Fees) Regulations 2016 and are GST free.  
Effective from 1 July 2022.

## PLANNING AND SUBDIVISION FEES

STATUTORY PLANNING FEES		
Class of permit	Type of Application	Fee
Class 1	Use only	\$1,360.80
	Amendment to change what the permit allows; or change any or all conditions which apply to a permit	N/A
<b>Single dwelling –</b>		
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	\$ 206.40
Class 3	\$10,001 up to \$100,000	\$ 649.80
Class 4	\$100,001 up to \$500,000	\$1,330.25
Class 5	\$500,001 up to \$1m	\$1,437.25
Class 6	\$1m up to \$2m	\$1,544.30
<b>VicSmart</b>		
A permit that is the subject of a VicSmart application if the estimated cost of the development is:		
Class 7	Up to \$10,000	\$ 206.40
Class 8	More than \$10,000	\$ 443.40
Class 9	VicSmart application to subdivide or consolidate land	\$ 206.40
Class 10	VicSmart application not otherwise provided for in this regulation	\$ 206.40
<b>All Other Development -</b> To develop land if the estimated cost of the development is:		
Class 11	\$100,000 or less	\$1,185.00
Class 12	\$100,001 up to \$1m	\$1,597.80
Class 13	\$1m up to \$5m	\$3,524.35
Class 14	\$5m up to \$15m	\$8,982.90
Class 15	\$15m up to \$50m	\$26,489.90
Class 16	More than \$50m	\$59,539.25
<b>Subdivision</b>		
Class 17	Subdivide an existing building	\$1,360.80
Class 18	Subdivide land into 2 lots	\$1,360.80
Class 19	Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	\$1,360.80
Class 20	To subdivide land	\$1,360.80

<b>STATUTORY PLANNING FEES continued</b>		
<b>Class of permit</b>	<b>Type of Application</b>	<b>Fee</b>
Class 21	To create, vary or remove a restriction within the meaning of the <i>Subdivision Act 1988</i> ; or To create or move a right of way; or To create, vary or remove an easement other than a right of way; or To vary or remove a condition in the nature of an easement other than a right of way in a Crown grant.	<b>\$1,360.80</b>
Class 22	A permit not otherwise provided for in the regulations	<b>\$1,360.80</b>
<b>PERMIT APPLICATIONS FOR MORE THAN ONE CLASS</b>		
For combined permit applications (where more than one fee applies) the amount payable will be the sum of the highest fee which would have applied if separate applications were made and 50% of all subsequent fees which would have applied if separate applications were made.		
<b>AMENDMENTS TO PERMITS UNDER SECTION 72 OF THE PLANNING AND ENVIRONMENT ACT 1987</b>		
<b>Class:</b>	<b>Statutory Planning Amendment Fees</b>	<b>Fee</b>
Class 1	Amendment to a permit to change to use of land allowed by the permit or to allow a new use of land.	<b>\$1,360.80</b>
Class 2	Amendment to a permit to change the permit preamble (what the permit allows) or to change any conditions which apply to the permit. (This does not apply to a permit to develop land for a single dwelling per lot or to use and develop land for a single dwelling per lot or undertake development ancillary to the use of the land for a single dwelling per lot).	<b>\$1,360.80</b>
<b>Class</b>	<b>Amendment to single dwelling</b>	<b>Fee</b>
To amend a permit 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 if the estimated cost of the development is:		
Class 2	Up to \$10,000	<b>\$ 206.40</b>
Class 3	More than \$10,000 and up to \$100,000	<b>\$ 649.80</b>
Class 4	More than \$100,000 and up to \$500,000	<b>\$1,330.25</b>
Class 5	More than \$500,000 and up to \$1m	<b>\$1,437.25</b>
Class 6	\$1 to \$2m	<b>\$1,544.30</b>
<b>For amendment to a single dwelling exceeding \$2 million additional cost, see development fees.</b>		
<b>Class</b>	<b>Amendment to a VicSmart application</b>	<b>Fee</b>
Class 7	\$10,000 of less	<b>\$ 206.40</b>
Class 8	More than \$10,000	<b>\$ 443.40</b>
Class 9	Application to subdivide or consolidate land (as permitted by VicSmart regulations)	<b>\$ 206.40</b>
Class 10	VicSmart other than above	<b>\$ 206.40</b>
<b>Class</b>	<b>Amendment to Development applications</b>	<b>Fee</b>
To amend a permit to develop land if the estimated cost of the <b>additional</b> development to be permitted by the amendment is -		
Class 11	Up to \$100,000	<b>\$1,185.00</b>

Class 12	More than \$100,000 and up to \$1 million	\$1,597.80
Class 13	More than \$1 million up to \$5 million	\$3,524.35
<b>Class</b>	<b>Amendment to Subdivision applications</b>	<b>Fee</b>
Class 17	Subdivide an existing building	\$1,360.80
Class 18	Subdivide land into two (2) lots	\$1,360.80
Class 19	Realignment of a common boundary between lots or consolidate two (2) or more lots	\$1,360.80
Class 20	Subdivide land	\$1,360.80
Class 21	Create, vary or remove 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	\$1,360.80
Class 22	A permit otherwise not provided for in the regulations	\$1,360.80
<b>AMENDING AN APPLICATION AFTER NOTICE HAS BEEN GIVEN</b>		
<b>Type of Application</b>		<b>Fee</b>
Section 57A – Request to amend an application after notice has been given.		40% of the original application fee.
<b>SECONDARY CONSENT</b>		
<b>Type of Application</b>		<b>Fee</b>
Secondary consent: Non VicSmart		\$ 309.80
Secondary consent: VicSmart		\$ 201.40
<b>EXTENSION OF TIME</b>		
Extension of time to a permit:	1 <sup>st</sup> request	\$ 211.15
	2 <sup>nd</sup> request	\$ 309.80
	3 <sup>rd</sup> request	\$ 413.10
<b>OTHER MATTERS</b>		
<b>Type of application</b>		<b>Fee</b>
Certificate of Compliance under Section 97N		\$ 336.40
Satisfaction Matters – Development plans etc		\$ 336.40
Written planning advice		\$ 129.10
Planning file archive recovery fee		\$ 103.30
Application to amend or end an agreement under section 173 of the Act		\$ 680.40
<b>SUBDIVISION CERTIFICATION</b>		
<b>Regulation</b>	<b>Purpose</b>	<b>Fee</b>
6	Certification of a plan of subdivision under section 6 of the Subdivision Act	\$ 180.40
7	Alteration of plan under section 10(2) of the Subdivision Act	\$ 114.70
8	Amendment of certified plan under section 11(1) of the Subdivision Act	\$ 145.25

<b>ENGINEERING FEES</b>		
9	Checking of engineering plans; percentage of the estimated cost of construction of the works proposed in the engineering plans	<b>0.75%</b>
10	Engineering plan prepared by Council; percentage of the cost of works proposed in the engineering plans	<b>3.5%</b>
11	Supervision of works; percentage of the estimated cost of construction of the works	<b>2.5%</b>
<b>OTHER ENGINEERING FEES</b>		
12	Second and subsequent inspections for statement of compliance	<b>\$ 101.50</b>

The Planning and Environment (Fees) Regulations 2016 set fees in fee units. The fee unit value is adjusted each year by the Treasurer's amount and published in the Government Gazette. For ease of use the fee units have been converted to a dollar value. In accordance with the Monetary Units Act 2004, the value of the fee unit for the 2022-23 financial year is \$15.29