

Planning fees are regulated under the Planning and Environment (Fees) Regulations 2016 and are GST free.
Effective from 1 July 2023.

PLANNING AND SUBDIVISION FEES

STATUTORY PLANNING FEES		
Class of permit	Type of Application	Fee
Class 1	Use only	\$1,415.10
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	\$10,000 or less	\$ 214.70
Class 3	More than \$10,000 but not more than \$100,000	\$ 675.80
Class 4	More than \$100,000 up to \$500,000	\$1,383.30
Class 5	More than \$500,000 but not more than \$1,000,000	\$1,494.60
Class 6	More than \$1,000,000 up to \$2,000,000	\$1,605.90
VicSmart		
A permit that is the subject of a VicSmart application if the estimated cost of the development is:		
Class 7	VicSmart application if the estimated cost of development is \$10,000 or less	\$ 214.70
Class 8	VicSmart application if the estimated cost of development is more than \$10,000	\$ 461.10
Class 9	VicSmart application to subdivide or consolidate land	\$ 214.70
Class 10	VicSmart application (other than a class 7, 8 or 9 Permit)	\$ 214.70
All Other Development - To develop land if the estimated cost of the development is:		
Class 11	\$100,000 or less	\$ 1,232.30
Class 12	More than \$100,000 but not more than \$1,000,000	\$ 1,661.60
Class 13	More than \$1,000,000 but not more than \$5,000,000	\$ 3,665.00
Class 14	More than \$5,000,000 but not more than \$15,000,000	\$ 9,341.30
Class 15	More than \$15,000,000 but not more than \$50,000,000	\$27,546.80
Class 16	More than \$50,000	\$61,914.60
Subdivision		
Class 17	To subdivide an existing building (other than a class 9 permit)	\$1,415.10
Class 18	To subdivide land into 2 lots (other than a class 9 or 17 permit)	\$1,415.10
Class 19	To effect a realignment of a common boundary between 2 or more lots or to consolidate 2 or more lots (other than a class 9 permit)	\$1,415.10
Class 20	Subdivide land (per 100 lots) (other than a class 9, class 17, class 18 or class 19 permit)	\$1,415.10
Class 21	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

STATUTORY PLANNING FEES continued		
Class of permit	Type of Application	Fee
Class 22	A permit not otherwise provided for in the regulations	\$1,415.10
PERMIT APPLICATIONS FOR MORE THAN ONE CLASS		
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.		
AMENDMENTS TO PERMITS UNDER SECTION 72 OF THE PLANNING AND ENVIRONMENT ACT 1987		
Class:	Statutory Planning Amendment Fees	Fee
Class 1	Amendment to a permit to change to use of land allowed by the permit or to allow a new use of land.	\$1,415.10
Class 2	Amendment to a permit to change the statement of what the permit allows or to change any or all conditions which apply to the permit.	\$1,415.10
Class	Amendment to single dwelling	Fee
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 3	Up to \$10,000	\$ 214.70
Class 4	More than \$10,000 but not more than \$100,000	\$ 675.80
Class 5	More than \$100,000 but not more than \$500,000	\$1,383.30
Class 6	More than \$500,000	\$1,494.60
For amendment to a single dwelling exceeding \$2 million additional cost, see development fees.		
Class	VicSmart application	Fee
Class 7	Amendment to a class 7 permit – if the cost of any additional development is \$10,000 or less	\$ 214.70
Class 8	Amendment to a class 8 permit – if the cost of any additional development is more than \$10,000	\$ 461.10
Class 9	Amendment to a class 9 permit - subdivide or consolidate land	\$ 214.70
Class 10	Amendment to a class 10 permit (a VicSmart application other than a class 7, 8 or 9 permit)	\$ 214.70
Class	Amendment to Development applications	Fee
To amend a permit to develop land if the estimated cost of the additional development to be permitted by the amendment is -		
Class 11	\$100,000 or less	\$1,232.30
Class 12	More than \$100,000 but not more than \$1,000,000	\$1,661.60
Class 13	More than \$1 million	\$3,665.00
Class	Amendment to Subdivision applications	Fee
Class 14	Amendment to permit – to subdivide an existing building (other than a class 9 permit)	\$1,415.10
Class 15	Amendment to a permit – to subdivide land into two lots (other than a class 9 or 17 permit)	\$1,415.10
Class 16	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)	\$1,415.10

Class	Amendment to Subdivision applications	Fee
Class 17	Amendment to a permit - to subdivide land) other than a class 9, 17, 18 or 19 permit) (per 100 lots)	\$1,415.10
Class 18	Amendment to a permit 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.	\$1,415.10
Class 19	Amendment to a permit not otherwise provided for in the regulation	\$1,415.10
AMENDING AN APPLICATION AFTER NOTICE HAS BEEN GIVEN		
Type of Application	Fee	
Section 57A – Request to amend an application after notice has been given.	40% of the original application fee.	
SECONDARY CONSENT		
Type of Application	Fee	
Secondary consent: Non VicSmart	1 st request	\$ 320.60
	2 nd & subsequent requests	\$ 470.60
Secondary consent: VicSmart	\$ 208.40	
EXTENSION OF TIME		
Extension of time to a permit:	1 st request	\$ 218.10
	2 nd request	\$ 320.60
	3 rd request	\$ 427.60
OTHER MATTERS		
Type of application	Fee	
Certificate of Compliance under Section 97N	\$ 349.80	
Satisfaction Matters – Development plans etc	\$ 349.80	
Written planning advice	\$ 136.00	
Planning file archive recovery fee	\$ 108.80	
For an agreement to a proposal to amend or end an agreement under section 173 of the Act	\$ 707.60	
SUBDIVISION CERTIFICATION		
Regulation	Purpose	Fee
6	For 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 FEES		
9	Checking of engineering plans; percentage of the estimated cost of construction of the works proposed in the engineering plans	0.75%
10	Engineering plan prepared by Council; percentage of the cost of works proposed in the engineering plans (maximum fee)	3.5%

ENGINEERING FEES continued		
11	Supervision of works; percentage of the estimated cost of construction of the works (maximum fee)	2.5%
OTHER PLANNING & ENGINEERING FEES		
	Second and subsequent inspections for statement of compliance	\$ 108.80
ADVERTISING COSTS		
	Preparing and posting of up to 20 advertising notices	\$ 53.60
	Preparing and posting of each additional advertising notice (over 20)	\$ 2.60
	Preparing and posting of advertising notices – up to 20 plus sign onsite	\$ 160.70
	Preparing and erection of additional advertising sign (includes sign provision)	\$ 107.20
	Preparing and posting of up to 20 advertising notices, sign & prepared newspaper notice	\$ 210.70 Plus, advertising in newspaper costs
	Cost of advertising notice placed in newspaper	\$ At cost
	Damaged or lost advertising sign	\$ 107.20

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 2023-24 financial year is \$15.90