



SUMMARY OF PLANNING AND SUBDIVISION FEES (Effective 1 July 2024)

FEES FOR APPLICATIONS FOR PERMITS

(under Section 47)

Class of permit	Type of Application	Fee Unit \$16.33	Application fee
Class 1	Change or allow a new use of the land	89	\$1,453.40
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	13.5	\$220.50
Class 3	\$10,001 to \$100,000	42.5	\$694.00
Class 4	\$100,001 to \$500,000	87	\$1,420.70
Class 5	\$500,001 to \$1M	94	\$1,535.00
Class 6	\$1M to \$2M	101	\$1,649.30
	More than \$2M – refer to all other development fee		
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	13.5	\$220.50
Class 8	More than \$10,000	29	\$473.60
Class 9	VicSmart application to subdivide or consolidate land	13.5	\$220.50
Class 10	VicSmart application (other than class 7, 8 or 9)	13.5	\$220.50
All other development			
To develop land if the estimated cost of the development is:			
Class 11	Up to \$100,000	77.5	\$1,265.60
Class 12	\$100,001 to \$1M	104.5	\$1,706.50
Class 13	\$1M to \$5M	230.5	\$3,764.10
Class 14	\$5M to \$15M	587.5	\$9,593.90
Class 15	\$15M to \$50M	1732.5	\$28,291.70
Class 16	More than \$50M	3894	\$63,589.00

Reference should be made to the regulations listed to obtain the complete wording of individual fee regulations and other regulations (which include waiving and rebating provisions). In accordance with the *Monetary Units Act 2004*, fees have been rounded to the nearest 10 cents where applicable. Fee unit specified in Victoria Government Gazette No. S225 dated Tuesday 7 May 2024.

Class of permit	Type of Application	Fee Unit \$16.33	Application fee
Subdivision			
Class 17	Subdivide an existing building	89	\$1,453.40
Class 18	Subdivide land into 2 lots	89	\$1,453.40
Class 19	Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	89	\$1,453.40
Class 20	To subdivide land <i>(89 fee units/\$1,318.10 for each 100 lots created)</i>	89	\$1,453.40
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.	89	\$1,453.40
Class 22	A permit not otherwise provided for in this regulation	89	\$1,453.40

PERMIT APPLICATION FOR MORE THAN ONE CLASS

Type of Application	Fee
(1) An application for more than one class of permit (under Section 47):	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.
(2) An application to amend a permit in more than one class (under Section 72):	

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

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APPLICATION TO AMEND A PLANNING PERMIT

(under Section 72)

Class of amendment to permit	Type of Amendment Application	Fee Units \$16.33	Application fee
Class 1	An amendment to a permit to change the use of land allowed by the permit or allow a new use of the land	89	\$1,453.40
Class 2	Amendment to a permit to change the statement of what the permit allows; or change any or all conditions (other than a permit to develop land or use and develop land or undertake development ancillary to the use of land for a single dwelling per lot.)	89	\$1,453.40
Single dwelling			
An amendment to a class 2, class 3, class 4, class 5 or class 6 permit if the estimated cost of any additional development to be permitted by the amendment is:			
Class 3	\$10,000 or less	13.5	\$220.50
Class 4	\$10,001 to \$100,000	42.5	\$694.00
Class 5	\$100,001 to \$500,000	87	\$1,420.70
Class 6	More than \$500,000	94	\$1,535.00
VicSmart			
An amendment to a permit that was the subject of a VicSmart application if the estimated cost of the additional development to be permitted by the amendment is:			
Class 7	\$10,000 or less	13.5	\$220.50
Class 8	More than \$10,000	29	\$473.60
Class 9	An amendment to a class 9 permit	13.5	\$220.50
Class 10	An amendment to a class 10 permit	13.5	\$220.50
All other development			
An 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 to be permitted by the amendment is:			
Class 11	\$100,000 or less	77.5	\$1,265.60
Class 12	\$100,001 to \$1M	104.5	\$1,706.50
Class 13	More than \$1M	230.5	\$3,764.10
Subdivision			
Class 14	An amendment to a class 17 permit	89	\$1,453.40
Class 15	An amendment to a class 18 permit	89	\$1,453.40
Class 16	An amendment to a class 19 permit	89	\$1,453.40
Class 17	An amendment to a class 20 permit (89 fee units per every additional 100 lots created)	89	\$1,453.40
Class 18	An amendment to a class 21 permit	89	\$1,453.40
Class 19	An amendment to a class 22 permit	89	\$1,453.40

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SUBDIVISION CERTIFICATION

Regulation	Purpose	Fee Units \$16.33	Fee
6	Certification of a plan of subdivision	11.8	\$192.70
7	Alteration of plan	7.5	\$122.50
8	Amendment of certified plan	9.5	\$155.10

OTHER MATTERS (including non-regulated fees)

Type of Application	Fee Units \$16.33	Fee
Amend or end a Section 173 agreement	44.5	\$726.70
Application for consent to demolish (Section 29A) – Building Dept fee	5.75	\$93.90
Certificate of Compliance under Section 97N	22	\$359.30
Development plan – application or amendment of application	N/A	\$359.30
Extension of time to a permit:		
- First request	N/A	\$220.50
- Second request	N/A	\$441.00
- Third and subsequent request	N/A	\$661.50
Planning permit:		
- View permit and endorsed plans online		FREE
- Hardcopy of permit	N/A	\$13.90
- Hardcopy of endorsed plans	N/A	\$55.50
Public notification (advertising) of planning permit applications:		
- Up to 10 notices posted to neighboring properties	N/A	\$50.00
- Each additional notice (fee per notice)	N/A	\$5.00
- Notice in a local newspaper (Council administration fee in addition to invoiced fee from newspaper)	N/A	\$50.00
Removal or lopping of vegetation	N/A	\$220.50
Satisfaction matters	22	\$359.30
Secondary consent amendment to:		
- VicSmart permit	N/A	\$220.50
- Non-VicSmart permit	N/A	\$441.00
Planning advice request (detailed written response following initial pre-application meeting)	N/A	\$135.50

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AMENDMENTS TO THE PLANNING SCHEME

Stage		Fee Units \$16.33	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.	206	\$3,364.00
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	1021	\$16,672.90
	ii) 11 to 20 submissions	2040	\$33,313.20
	iii) More than 20 submissions	2727	\$44,531.90
	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	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.	32.5	\$530.70
4	a) Consideration by the Minister of a request to approve an amendment; and b) Giving notice of approval of an amendment.	32.5	\$530.70

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.