



## SUMMARY OF PLANNING AND SUBDIVISION FEES (Effective 1 July 2026)

### APPLICATION FOR A NEW PERMIT

| Class of permit  | Type of Application                                   | Fee Unit<br>\$17.27 | Application fee |
|--|---|---------------------|-----------------|
| Class 1  | Change or allow a new use of the land                 | 89                  | \$1,537.00      |
| <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  | 13.5                | \$233.10        |
| Class 3  | \$10,001 to \$100,000                                 | 42.5                | \$734.00        |
| Class 4  | \$100,001 to \$500,000                                | 87                  | \$1,502.50      |
| Class 5  | \$500,001 to \$1M                                     | 94                  | \$1,623.40      |
| Class 6  | \$1M to \$2M  | 101                 | \$1,744.30      |
|  | More than \$2M – refer to all other development fee   |                     |                 |
| <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  | 13.5                | \$233.10        |
| Class 8  | More than \$10,000                                    | 29                  | \$500.80        |
| Class 9  | VicSmart application to subdivide or consolidate land | 13.5                | \$233.10        |
| Class 10   | VicSmart application (other than class 7, 8 or 9)     | 13.5                | \$233.10        |
| <b>All other development</b>   |   |                     |                 |
| To develop land if the estimated cost of the development is:   |   |                     |                 |
| Class 11   | Up to \$100,000                                       | 77.5                | \$1,338.40      |
| Class 12   | \$100,001 to \$1M                                     | 104.5               | \$1,804.70      |
| Class 13   | \$1M to \$5M  | 230.5               | \$3,980.70      |
| Class 14   | \$5M to \$15M   | 587.5               | \$10,146.10     |
| Class 15   | \$15M to \$50M  | 1732.5              | \$29,920.30     |
| Class 16   | More than \$50M                                       | 3894                | \$67,249.40     |

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. S234 dated Tuesday 5 May 2026.

Fees are GST exempt unless specified otherwise.

| Class of permit    | Type of Application   | Fee Unit<br>\$17.27 | Application fee |
|--------------------|---|---------------------|-----------------|
| <b>Subdivision</b> |   |                     |                 |
| Class 17           | Subdivide an existing building  | 89                  | \$1,537.00      |
| Class 18           | Subdivide land into 2 lots  | 89                  | \$1,537.00      |
| Class 19           | Realignment of a common boundary between 2 lots or to consolidate 2 or more lots  | 89                  | \$1,537.00      |
| Class 20           | To subdivide land<br><i>(89 fee units/\$1,318.10 for each 100 lots created)</i>   | 89                  | \$1,537.00      |
| Class 21           | To create, vary or remove a restriction within the meaning of the <i>Subdivision Act 1988</i> ; or<br>To create or move a right of way; or<br>To create, vary or remove an easement other than a right of way; or<br>To vary or remove a condition in the nature of an easement (other than a right of way) in a Crown grant. | 89                  | \$1,537.00      |
| Class 22           | A permit not otherwise provided for in this regulation  | 89                  | \$1,537.00      |

## 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:<br>The highest of the fees which would have applied if separate applications were made; and<br>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<br><br>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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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. S245 dated Thursday 22 May 2025.

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## APPLICATION TO AMEND A PLANNING PERMIT (under Section 72)

| Class of amendment to permit  | Type of Amendment Application   | Fee Units \$17.27 | 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                | \$1,537.00      |
| 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                | \$1,537.00      |
| <b>Single dwelling</b>  |   |                   |                 |
| 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              | \$233.10        |
| Class 4   | \$10,001 to \$100,000   | 42.5              | \$734.00        |
| Class 5   | \$100,001 to \$500,000  | 87                | \$1,502.50      |
| Class 6   | More than \$500,000   | 94                | \$1,623.40      |
| <b>VicSmart</b>   |   |                   |                 |
| 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              | \$233.10        |
| Class 8   | More than \$10,000  | 29                | \$500.80        |
| Class 9   | An amendment to a class 9 permit  | 13.5              | \$233.10        |
| Class 10  | An amendment to a class 10 permit   | 13.5              | \$233.10        |
| <b>All other development</b>  |   |                   |                 |
| 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              | \$1,338.40      |
| Class 12  | \$100,001 to \$1M   | 104.5             | \$1,804.70      |
| Class 13  | More than \$1M  | 230.5             | \$3,980.70      |
| <b>Subdivision</b>  |   |                   |                 |
| Class 14  | An amendment to a class 17 permit   | 89                | \$1,537.00      |
| Class 15  | An amendment to a class 18 permit   | 89                | \$1,537.00      |
| Class 16  | An amendment to a class 19 permit   | 89                | \$1,537.00      |
| Class 17  | An amendment to a class 20 permit<br>(89 fee units per every additional 100 lots created)   | 89                | \$1,537.00      |
| Class 18  | An amendment to a class 21 permit   | 89                | \$1,537.00      |
| Class 19  | An amendment to a class 22 permit   | 89                | \$1,537.00      |

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. S245 dated Thursday 22 May 2025.

Fees are GST exempt unless specified otherwise.

## SUBDIVISION CERTIFICATION

| Regulation | Purpose                                | Fee Units<br>\$17.27 | Fee      |
|------------|--|----------------------|----------|
| 6          | Certification of a plan of subdivision | 11.8                 | \$203.80 |
| 7          | Alteration of plan                     | 7.5                  | \$129.50 |
| 8          | Amendment of certified plan            | 9.5                  | \$164.10 |

## OTHER MATTERS (including non-regulated fees)

| Type of Application  | Fee Units<br>\$17.27 | Fee      |
|--|----------------------|----------|
| Amend or end a Section 173 agreement   | 44.5                 | \$768.50 |
| Application for consent to demolish (Section 29A) – Building Dept fee  | 5.75                 | \$99.30  |
| Certificate of Compliance under Section 97N  | 22                   | \$379.90 |
| Development plan – application or amendment of application (GST included)                                    | N/A                  | \$379.90 |
| Extension of time to a permit: (GST included)  |                      |          |
| - First request  | N/A                  | \$233.10 |
| - Second request   | N/A                  | \$466.20 |
| - Third and subsequent request   | N/A                  | \$699.30 |
| Planning advice request - detailed written response following initial pre-application meeting (GST included) | N/A                  | \$144.50 |
| Planning permit information: (GST included)  |                      |          |
| - View permit and endorsed plans online  |                      | FREE     |
| - Hardcopy of permit   | N/A                  | \$14.80  |
| - Hardcopy of endorsed plans   | N/A                  | \$59.20  |
| Public notification (advertising) of planning permit applications: (GST included)                            |                      |          |
| - Up to 10 notices posted to neighboring properties  | N/A                  | \$75.00  |
| - Each additional notice (fee per notice)  | N/A                  | \$7.50   |
| - Notice in a local newspaper (Council administration fee in addition to invoiced fee from newspaper)        | N/A                  | \$75.00  |
| Removal or lopping of vegetation (GST included)  | N/A                  | \$233.10 |
| Satisfaction matters   | 22                   | \$379.90 |
| Secondary consent amendment to: (GST included)   |                      |          |
| - VicSmart permit  | N/A                  | \$233.10 |
| - Non-VicSmart permit  | N/A                  | \$466.20 |

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## AMENDMENTS TO THE PLANNING SCHEME

| Stage |   | Fee Units<br>\$17.27 | Fee                                       |
|-------|---|----------------------|---|
| 1     | a) Considering a request to amend a planning scheme; and<br>b) Exhibition and notice of the amendment; and<br>c) Considering any submissions which do not seek a change to the amendment; and<br>d) If applicable, abandoning the amendment.  | 206                  | \$3,557.60                                |
| 2     | a) Considering submissions which seek a change to an amendment, and where necessary, referring the submissions to a panel:<br>i) Up to 10 submissions<br>ii) 11 to 20 submissions<br>iii) More than 20 submissions<br>b) Providing assistance to a panel ; and<br>c) Making a submission to the panel; and<br>d) Considering the panel’s report; and<br>e) After considering submissions and the report, if applicable, abandoning the amendment. | 1021<br>2040<br>2727 | \$17,632.70<br>\$35,230.80<br>\$47,095.30 |
| 3     | a) Adopting the amendment or a part of an amendment; and<br>b) Submitting the amendment for approval by the Minister; and<br>c) giving the notice of the approval of the amendment.   | 32.5                 | \$561.30                                  |
| 4     | a) Consideration by the Minister of a request to approve an amendment; and<br>b) Giving notice of approval of an amendment.   | 32.5                 | \$561.30                                  |

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.

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