

Planning & Subdivision Fees

Statutory and Non-Statutory

Below is a list of all fees that relate to Planning and Subdivision as of the 1 July 2024 - \$16.33 unit.

APPLICATIONS FOR PERMITS

Planning and Environment (Fees) Regulations 2016

***Reg 10 Combined Application Fee** - The fee for an application for any combination of the classes of application outlined below (and including subdivision fees) is the sum of the highest fee, plus 50% of each of the other fees.

Class of permit	Type of Application New Applications - Under Section 47 (Regulation 9)	Fee for Permit Application	*Combined App Half fee
Use			
Class 1	Use Only	\$1,453.40	\$726.70
Single dwelling			
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 included in the application (other than a class 7 or a permit to subdivide or consolidate land)			
Relates to the construction of a single dwelling per lot ONLY (lots less than 300sqm or SBO could be the trigger) OR Alterations and additions to an existing single dwelling per lot ONLY			
Class 2	Up to \$10,000	\$220.50	\$110.25
Class 3	\$10,001 to \$100,000	\$694.00	\$347.00
Class 4	\$100,001 to \$500,000	\$1,420.70	\$710.35
Class 5	\$500,001 to \$1M	\$1,535.00	\$767.50
Class 6	\$1M to \$2M	\$1,649.30	\$824.65
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	\$220.50	\$110.25
Class 8	More than \$10,000	\$473.60	\$236.80
Class 9	VicSmart application to subdivide or consolidate land	\$220.50	\$110.25
Class 10	VicSmart application (other than a class 7, class 8 or class 9 permit)	\$220.50	\$110.25

All Other Development both Residential & Commercial

To develop land (other than for a VicSmart application) if the estimated cost of development included in the application relates to:

Residential Developments ie: Construction of two (2) or more dwellings – including construction of an additional dwelling on the lot (ie: dwelling to the rear of an existing dwelling) Or

All other developments ie: Commercial, Signage, Sports & Recreation, Retail, Food & Drink Premises etc

		Fee for Permit Application	*Combined App Half fee
Class 11	Up to \$100,000	\$1,265.60	\$632.80
Class 12	\$100,001 to \$1M	\$1,706.50	\$853.25
Class 13	\$1M to \$5M	\$3,764.10	\$1,882.05
Class 14	\$5M to \$15M	\$9,593.90	\$4,796.95
Class 15	\$15M to \$50M	\$28,291.70	\$14,145.85
Class 16	More than \$50M	\$63,589.00	\$31,794.50
Class 22	A permit not otherwise provided for in this Regulation	\$1,453.40	\$726.70
Subdivision			
Class 17	Subdivide an existing building	\$1,453.40	\$726.70
Class 18	Subdivide land into 2 lots	\$1,453.40	\$726.70
Class 19	Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	\$1,453.40	\$726.70
Class 20	To subdivide land (<i>\$1,453.40 for each 100 lots created</i>)	\$1,453.40	\$726.70
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.	\$1,453.40	\$726.70
Class 22	A permit not otherwise provided for in this Regulation	\$1,453.40	\$726.70

APPLICATIONS TO AMEND PERMITS VIA Section 72

Class of permit	Type of Application Amended Applications - Section 72 (Regulation 11)	S 72 - Fee to Amend Permit	*Combined App Half fee
<i>Amendment to Use</i>			
Class 1	Amendment to a permit to change the use of land allowed by the permit or allow a new use of land	\$1,453.40	\$726.70
Class 2	Amendment to a permit (other than a permit to develop land for a single dwelling per lot or to use and develop land for a single dwelling per lot or to undertake development ancillary to the use of land for a single dwelling per lot) to change the statement of what the permit allows or to change any or all of the conditions which apply to the permit.	\$1,453.40	\$726.70
<i>Amendment to Single dwelling</i> 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 included in the application Relates to the construction of a single dwelling per lot ONLY (lots less than 300sqm or SBO could be the trigger) OR Alterations and additions to an existing single dwelling per lot ONLY			
Class 3	Up to \$10,000	\$220.50	\$110.25
Class 4	\$10,001 to \$100,000	\$694.00	\$347.00
Class 5	\$100,001 to \$500,000	\$1,420.70	\$710.35
Class 6	\$500,001 and above	\$1,535.00	\$767.50
<i>Amendment to VicSmart</i> A permit that is the subject of a VicSmart application if the estimated cost of the development is:			
Class 7	Amendment to a permit that is the subject of VicSmart application, if the estimated cost of the additional development is \$10,000 or less	\$220.50	\$110.25
Class 8	Amendment to a permit that is the subject of VicSmart application, if the estimated cost of the additional development is more than \$10,000	\$473.60	\$238.30
Class 9	Amendment to VicSmart application to subdivide or consolidate land (Amendment to Class 9)	\$220.50	\$110.25
Class 10	Amendment to VicSmart application (other than a class 7, class 8 or class 9 permit)	\$220.50	\$110.25

All Other Development both Residential & Commercial

To develop land (other than for a VicSmart application) if the estimated cost of development included in the application relates to:

**Residential Developments ie: Construction of two (2) or more dwellings – including construction of an additional dwelling on the lot (ie: dwelling to the rear of an existing dwelling) Or
All other developments ie: Commercial, Signage, Sports & Recreation, Retail, Food & Drink Premises etc**

		S 72 - Fee to Amend Permit	*Combined App Half fee
<i>Class 11</i>	Amendment to a class 11, class 12, class 13, class 14, 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	\$1,265.60	\$632.80
<i>Class 12</i>	Amendment to a 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 more than \$100,000 but not more than \$1,000,000	\$1,706.50	\$853.25
<i>Class 13</i>	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 more than \$1,000,000	\$3,764.10	\$1,882.05
Subdivision			
<i>Class 14</i>	Amendment to subdivide an existing building (Class 17)	\$1,453.40	\$726.70
<i>Class 15</i>	Amendment to subdivide land into 2 lots (Class 18)	\$1,453.40	\$726.70
<i>Class 16</i>	Amendment to realignment of a common boundary between 2 lots or to consolidate 2 or more lots (Class 19)	\$1,453.40	\$726.70
<i>Class 17</i>	Amendment to subdivide land (Class 20) (\$1,453.40 for each 100 lots created)	\$1,453.40	\$726.70
<i>Class 18</i>	Amendment To (Class 21) e) create, vary or remove a restriction within the meaning of the <i>Subdivision Act 1988</i> ; or f) To create or move a right of way; or g) To create, vary or remove an easement other than a right of way; or h) To vary or remove a condition in the nature of an easement (other than a right of way) in a Crown grant.	\$1,453.40	\$726.70
<i>Class 19</i>	Amendment to a permit not otherwise provided for in this Regulation (Class 22)	\$1,453.40	\$726.70

Applications for Subdivision (Certification)

Subdivision (Fees) Regulations 2016

Class of permit	Type of Application	Fee
<i>Class 6</i>	For processing an application to certify a plan of subdivision	\$192.70
<i>Class 7</i>	Alteration of plan under section 10(2) of the Act	\$122.50
<i>Class 8</i>	Amendment of Certified plan under section 11(1) of the Act	\$155.10

Applications for Engineering

Class of permit	Type of Application – Subdivision Regulations	Fee
Class 9	Checking of engineering plans (For Subdivision)	0.75% of the estimated cost of construction of the works proposed in the engineering plan
Class 11	Supervision of works (For Subdivision)	2.5% of the estimated cost of construction of the works

Other Fees

Class of permit	Type of Application – Subdivision Regulations	Fee
Class 12	Section 57A - Amend an application for a permit or amend an application to amend a permit	<ul style="list-style-type: none"> a) New Application 40% of the application fee if amended after advertising b) Section 72 Amendment - 40% of the application fee if amended after advertising; and c) If S57A changes class of permit to new class (new application or S72 amendment) – additional fee will be the difference between the original class and the new class
Class 14	Combined Permit and Planning Scheme Amendment	Sum of highest of fees plus 50% of each of the other fees
Class 15	Certificate of compliance (97N)	\$359.30
Class 16	For an agreement to a proposal to amend or end an agreement under section 173 of the Act	\$726.70
Class 18	Where a planning scheme specifies that a matter must be done to the satisfaction of a responsible authority, Minister, public authority or municipal council	\$359.30

Non Statutory Fees


Planning Permit - Extension of time		\$655
General Planning Enquiry/Property Information		\$225
Copy of Planning Permit and Endorsed Plans		\$185
Pre-Application Meeting		\$155
Section 173 Preparation Administrative Fee		\$1155
Secondary Consent Application		\$655
Secondary Consent Landscape Plan Changes only		\$258
Retrospective Secondary Consent Application		\$835
Copy of Title		\$76
Notification (Advertising) Fees –	Standard Notice	\$300
	Additional Standard Notice	\$31
	Large Notice	\$360
	Additional Large Notice	\$248
	First 20 Letters	\$180
	Each Letter After that	\$5.80
Condition 1 Planning Fee (Additional Check's) (Under \$5m)		\$175
Condition 1 Planning Fee (Additional Check's) (\$5m-\$15m)		\$300
Condition 1 Planning Fee (Additional Check's) (above \$15m)		\$500

Photocopying Fees (price quoted is per page/sheet)


A0	\$11.30
B1	\$9.00
A1	\$6.80
A2	\$3.90
A3	\$1.70
A4	\$1.20


Further information

If you would like further information or assistance, please contact our Planning team:

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