

SUMMARY OF PLANNING AND SUBDIVISION FEES effective from 1 July 2020

Planning fees are regulated under the Planning and Environment (Fees) Regulations (2016) and are GST free, except where specified.

For combined Planning Permit applications (where more than one fee applies) the amount payable will be 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.

Class of permit	Type of application	Fee for Permit Application	Combined Applications fee
Class 1	Change or allow a new use of the land (including sale and consumption of liquor)	\$1,318.10	\$659.05
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	\$199.90	\$99.95
Class 3	\$10,001 to \$100,000	\$629.40	\$314.70
Class 4	\$100,001 to \$500,000	\$1,288.50	\$644.25
Class 5	\$500,001 to \$1 million	\$1,392.10	\$696.05
Class 6	\$1 million to \$2 million	\$1,495.80	\$747.90
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	\$199.90	\$99.95
Class 8	More than \$10,000	\$429.50	\$214.75
Class 9	VicSmart application to subdivide or consolidate land	\$199.90	\$99.95
Class 10	VicSmart application not otherwise provided for in this Regulation	\$199.90	\$99.95
All other Development	Development permits (includes signage, removal of vegetation and single dwellings over \$2 million, other than VicSmart applications) To develop land if the estimated cost of the development is:		
Class 11	Up to \$100,000	\$1,147.80	\$573.90
Class 12	\$100,001 to \$1million	\$1,547.70	\$773.85
Class 13	\$1million to \$5 million	\$3,413.70	\$1,706.85
Class 14	\$5 million to \$15 million	\$8,700.90	\$4,350.45
Class 15	\$15 million to \$50 million	\$25,658.30	\$12,829.15
Class 16	More than \$50 million	\$57,670.10	\$28,835.05

Class of permit	Type of application	Fee for Permit Application	Combined App Half fee
Subdivision	(other than VicSmart applications)		
Class 17	Subdivide an existing building	\$1,318.10	\$659.05
Class 18	Subdivide land into 2 lots	\$1,318.10	\$659.05
Class 19	Realignment of a common boundary between 2 lots or to consolidate 2 or more lots		\$659.05
Class 20	To subdivide land (<i>\$1,240.70 for each 100 lots created</i>)	\$1,318.10	\$659.05
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.	\$1,318.10	\$659.05

Subdivision Certification and Engineering Plans

Regulation	Purpose	Fee
6	Certification of a plan of subdivision under section 6 of the Subdivision Act	\$174.80
7	Alteration of plan under section 10(2) of the Subdivision Act	\$111.10
8	Amendment of certified plan under section 11(1) of the Subdivision Act	\$140.70
9	Checking of engineering plans*	0.75%
10	Engineering plan prepared by Council*	3.5%
11	Supervision of works*	2.5%

* Fees marked with an asterisk are based on a percentage amount of the estimated cost of construction works proposed when submitting engineering plans.

Other	Miscellaneous fees		
Class 22	A permit not otherwise provided for in this Regulation	\$1,318.10	\$659.05
Reg 15	Certificate of Compliance under Section 97N	\$325.80	N/A
Reg 16	For an agreement to a proposal to amend or end an agreement under section 173 of the Act	\$659.00	N/A
Reg 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	\$325.80	

Permit Application for more than one class

Type of Application	Fee
(1) An application for more than one class of permit set out in the above table:	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 set out in the above table:	

Amending an 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 (2) Section 57A – Request to amend an application for an amendment to a permit after notice has been given:	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 original class of application and the fee for the new class of permit.

Amendments to Planning Permits under Section 72 of the Planning and Environment Act

Class of permit	Type of application	Fee for Permit Application
Class 1	Amendment to a permit to change the use of the land allowed by the permit or allow new use of the land	\$1,318.10
Change to permit conditions or change what permit Allows		
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	\$1,318.10
Single dwelling	if the cost of any <i>additional</i> development permitted by the amendment is	
Class 3	Up to \$10,000	\$199.90
Class 4	\$10,000 to \$100,000	\$629.40
Class 5	\$100,00 to \$500,000	\$1,288.50
Class 6	More than \$500,000	\$1,392.10
VicSmart		
Class 7	if the cost of the <i>additional</i> the development is \$10,000 or less	\$199.90
Class 8	if the cost of the <i>additional</i> the development is more than \$10,000	\$429.50
Class 9	to a class 9 permit	\$199.90
Class 10	to a class 10 permit	\$199.90
All other development	if the cost of any <i>additional</i> development permitted by the amendment is	
Class 11	Up to \$100,000	\$1,147.80
Class 12	\$100,001 to \$1 million	\$1,547.60
Class 13	More than \$1 million	\$3,413.70
Subdivision		
Class 14-19	Amend a subdivision Permit (fee applies per 100 lots)	\$1,318.10

Non-Regulated Fees

Type of application	Fee
Satisfaction matters	\$325.80
Statutory Planning - Secondary Consents - Non VicSmart	\$300.00
Statutory Planning - Secondary Consents - VicSmart	\$188.20
Request extension of time to a permit:	
	1 st request
	2 nd request
	3 rd request
Planning controls, information requests, written advice, or planning histories etc.	\$100.00
Copies of Plans of Subdivision	\$45.00
Copies of endorsed plans	\$45.00
Copies of Planning Permits	\$45.00
Advertising fee – Flat rate	\$150.00
Statement of Compliance inspection	\$100.00

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.

This information can also be found on the Department of Environment, Land, Water and Planning website via the below links:

<https://www.planning.vic.gov.au/>

<https://www.planning.vic.gov.au/legislation-regulations-and-fees/planning-and-subdivision-fees>