

SUMMARY OF PLANNING & SUBDIVISION FEES

Effective 1 July 2021

APPLICATIONS FOR PERMITS AND APPLICATIONS TO AMEND PERMITS

Class of permit	Type of Application	Fee for Permit Application	Combined App Half Fee	Fee to Amend Permit
Class 1	Change or allow a new use of the land	\$1,337.60	\$668.84	\$1,337.60
	Amendment to change what the permit allows; or change any or all conditions	N/A	N/A	\$1,337.60
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	\$202.91	\$101.46	\$202.91
Class 3	\$10,001 to \$100,000	\$638.78	\$319.39	\$638.78
Class 4	\$100,001 to \$500,000	\$1,307.61	\$653.81	\$1,307.61
Class 5	\$500,001 to \$1M	\$1,412.82	\$706.41	\$1,412.82
Class 6	\$1M to \$2M	\$1,516.03	\$758.02	\$1,516.03
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	\$202.91	\$101.46	\$202.91
Class 8	More than \$10,000	\$435.87	\$217.94	\$435.87
Class 9	VicSmart application to subdivide or consolidate land	\$202.91	\$101.46	\$202.91
Class 10	VicSmart application (other than a Class 7, 8 or 9)	\$202.91	\$101.46	\$202.91
All Other Development	To develop land if the estimated cost of the development is:			
Class 11	Up to \$100,000	\$1,164.83	\$582.42	\$1,164.83
Class 12	\$100,001 to \$1M	\$1,570.64	\$785.32	\$1,570.64
Class 13	\$1M to \$5M	\$3,464.42	\$1,732.21	\$3,464.42
Class 14	\$5M to \$15M	\$8,830.13	\$4,415.07	\$3,464.42
Class 15	\$15M to \$50M	\$26,039.48	\$13,019.74	\$3,464.42
Class 16	More than \$50M	\$58,526.82	\$29,263.41	\$3,464.42
Subdivision				
Class 17	Subdivide an existing building	\$1,337.67	\$668.84	\$1,337.67
Class 18	Subdivide land into 2 lots	\$1,337.67	\$668.84	\$1,337.67
Class 19	Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	\$1,337.67	\$668.84	\$1,337.67
Class 20	To subdivide land (Fee per 100 lots created)	\$1,337.67	\$668.84	\$1,337.67

Class of permit	Type of Application	Fee for Permit Application	Combined App Half Fee	Fee to Amend Permit
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.	\$1,337.67	\$668.84	\$1,337.67
Class 22	A permit not otherwise provided for in this Regulation	\$1,337.67	\$668.84	\$1,337.67

NOTE: DEVELOPMENT IN A HERITAGE OVERLAY IF COST OF WORKS IS LESS THAN \$30,000 AND HERITAGE OVERLAY IS ONLY TRIGGER FOR PERMIT – NO FEE

PERMIT APPLICATIONS 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	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:	

OTHER MATTERS

Type of Application	Fee
Certificate of Compliance under Section 97N	\$330.70
Amend or end a Section 173 agreement	\$668.80
Satisfaction matters	\$330.70
Secondary consent to plans (first request free, fee applies to subsequent applications)	\$283.60
Extension of time to a permit:	\$229.50
Checking Proposed Covenants	\$270.30
Section 173 Agreement Search	\$108.10
Investigate Past Permits/Written Planning Advice	\$163.20
Search past permit and copy of plans	\$108.10
Timber harvesting plans - Inspection fee (per inspection)	\$108.10

Advertising to adjoining landowners (up to 10 letters free. Fee applies over 10 letters)	\$44.90
Advertisement in newspaper circulating generally in district	\$140.80
Advertising fee (for private PS amendments)	\$165.20

SUBDIVISION CERTIFICATION AND ENGINEERING

Regulation	Purpose	Fee
6	Certification of a plan of subdivision	\$177.40
7	Alteration of plan	\$112.70
8	Amendment of certified plan	\$142.80
	Engineering costs based on the estimated cost of construction works:	
9	Checking of engineering plans	0.75%
10	Engineering plan prepared by council	3.5%
11	Supervision of works	2.5%

AMENDMENTS TO PLANNING SCHEMES

Stage		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.	\$3,096.20
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 ii) 11 to 20 submissions iii) More than 20 submissions 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.	\$15,345.63 \$30,661.20 \$40,986.81 Determined on a case by case basis by Planning Panel Victoria
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.	\$488.50
4	a) Consideration by the Minister of a request to approve an amendment; and b) Giving notice of approval of an amendment.	\$488.50

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.

Reference should be made to the Planning and Environment (Fees) Regulations 2016 and the Subdivision (Fees) Regulations 2016 to obtain the complete wording of individual fee regulations and other regulations (which include waiving and rebating provisions).

Last updated 30 June 2021