SUMMARY OF PLANNING AND SUBDIVISION FEES

Effective from 1 July 2026

APPLICATIONS FOR PERMITS AND APPLICATIONS TO AMEND PERMITS

Class of permit	Type of Application	Fee for Permit Application	Fee to Amend Permit
Class 1	Change or allow a new use of the land	$1,537.00	$1,537.00
Class 2 amendment	Amendment 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)	N/A	$1,537.00
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	$233.10	$233.10
Class 3	$10,001 to $100,000	$734.00	$734.00
Class 4	$100,001 to $500,000	$1,502.50	$1,502.50
Class 5	$500,001 to $1M	$1,623.40	$1,623.40
Class 6	$1M to $2M	$1,744.30	$1,623.40
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	$233.10	$233.10
Class 8	More than $10,000	$500.80	$500.80
Class 9	VicSmart application to subdivide or consolidate land	$233.10	$233.10
Class 10	Any other VicSmart application	$233.10	$233.10
Other Development To develop land if the estimated cost of the development is:			
Class 11	Up to $100,000	$1,338.40	$1,338.40
Class 12	$100,001 to $1M	$1,804.70	$1,804.70
Class 13	$1M to $5M	$3,980.70	$3,980.70
Class 14	$5M to $15M	$10,146.10	$3,980.70
Class 15	$15M to $50M	$29,920.30	$3,980.70
Class 16	More than $50M	$67,249.40	$3,980.70
Subdivision			
Class 17	Subdivide an existing building	$1,537.00	$1,537.00
Class 18	Subdivide land into 2 lots	$1,537.00	$1,537.00
Class 19	Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	$1,537.00	$1,537.00

Class of permit	Type of Application	Fee for Permit Application	Fee to Amend Permit
Class 20	To subdivide land *($1,537.00 for each 100 lots created, eg. 101-200 lots = $3,074.00)*	$1,537.00	$1,537.00
Class 21	To create, vary or remove a restriction within the meaning of the *Subdivision Act 1988*; 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	$1,537.00	$1,537.00
Class 22	A permit not otherwise provided for in this Regulation, including a reduction in car parking requirements	$1,537.00	$1,537.00

For minor amendments to a permit where the cost of work applicable to the amendment is less than $10,000, the fee will be reduced to $233.10 regardless of the original application class. Applicants may be asked to verify the cost of works.

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: (2) An application to amend a permit in more than one class 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.

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 application to be amended and the fee for the new class.

***This fee may be reduced at the discretion of the City, pursuant to Regulation 20 of the Planning & Environment (Fees) Regulations 2016, unless the amendment involves further significant processing of the application, such as the giving of notice.*

OTHER MATTERS

Type of Application	Fee
Certificate of Compliance under Section 97N	$379.90
Amend or end a Section 173 agreement	$768.50
Satisfaction matters	$379.90
Non-Statutory fees	**Fee**
Secondary consent	$380
Condition 1 plans (2nd and subsequent changes)	$160

Extension of time to a planning permit:	1st request 2nd request 3rd request	$310 $570 $830
Planning information request (written advice)		$160
Pre-application meeting written feedback – standard		$180
Pre-application meeting written feedback – detailed		$250
Pre-application meeting written feedback - comprehensive		$350
Planning file search for a permit and/or endorsed plans (offsite)		$170
Planning file search for a permit and/or endorsed plans (onsite or simple)		$110
Advertising on-site notice		$320
Advertising on-site notice – additional		$160
Advertising notices - per letter		$11

SUBDIVISION CERTIFICATION AND ENGINEERING

Regulation	Purpose	Fee
6	Certification of a plan of subdivision	$203.80
7	Alteration of plan	$129.50
8	Amendment of certified plan	$164.10
	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.	$3,557.60
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	$17,632.70
	ii) 11 to 20 submissions	$35,230.80
	iii) More than 20 submissions	$47,095.30
	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 notice of approval of the amendment.	$561.30
4	a) Consideration by the Minister of a request to approve an amendment; and b) Giving notice of approval of an amendment.	$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.

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 28 July 2026