

Planning Fees



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	Type of application	Fee for application	Combined application fee
1	Use of Land (including sale and consumption of Liquor)	\$1,318.10	\$659.10
VicSmart Applications			
7	if the estimated cost of development is \$10,000 or less	\$199.90	-
8	if the estimated cost of development is more than \$10,000	\$429.50	-
9	application to subdivide or consolidate land	\$199.90	-
10	Reduction in car parking	\$199.90	-
Single dwelling use or development (other than VicSmart)			
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			
2	if the estimated cost of development is \$10,000 or less	\$199.90	\$100.00
3	if the estimated cost of development is more than \$10,000 but not more than \$100,000	\$629.40	\$314.70
4	if the estimated cost of development is more than \$100,000 but not more than \$500,000	\$1,288.50	\$644.30
5	if the estimated cost of development is more than \$500,000 but not more than \$1,000,000	\$1,392.10	\$696.10
6	if the estimated cost of development is more than \$1,000,000 but not more than \$2,000,000	\$1,495.80	\$747.90
Development permits (includes signage, removal of vegetation and single dwellings over \$2 million, other than VicSmart applications)			
To develop land			
11	if the estimated cost of development is less than \$100,000	\$1,147.80	\$573.90
12	if the estimated cost of development is more than \$100,000 and not more than \$1,000,000	\$1,547.60	\$773.80
13	if the estimated cost of development is more than \$1,000,000 and not more than \$5,000,000	\$3,413.70	\$1,706.90
14	if the estimated cost of development is more than \$5,000,000 and not more than \$15,000,000	\$8,700.90	\$4,350.40
15	if the estimated cost of development is more than \$15,000,000 and not more than \$50,000,000	\$25,658.30	\$12,829.20
16	if the estimated cost of development is more than \$50,000,000	\$57,670.10	\$28,835.10
Miscellaneous fees			
22	A permit not otherwise provided for in the regulation	\$1,318.10	\$659.10
Regulation 10	For combined applications	the sum of the highest of the fees which would have applied if separate applications were made and 50% each of the other fees which would have applied if separate applications were made	
Regulation 12	Amend an application for a permit or an application to amend a permit	application for a permit after notice is given is 40% of the application fee for that class of permit, If an application to amend an application for a permit or amend an application to amend a permit has the effect of changing the class of that permit to a new class, having a higher application fee the applicant must pay an additional fee being the difference the original class of application and the amended class of permit	

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Regulation 13	For combined applications to amend a permit	the sum of the highest of the fees which would have applied if separate applications were made and 50% each of the other fees which would have applied if separate applications were made	
Regulation 15	Certificate of Compliance		\$325.80
Regulation 16	For an agreement to a proposal to amend or end an agreement under section 173 of the Act		\$659.00
Regulation 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
Subdivision (other than VicSmart applications)			
17	To subdivide an existing building		\$1,318.10 \$659.10
18	To subdivide land into two lots		\$1,318.10 \$659.10
19	To effect a realignment of a common boundary between lots or consolidate two or more lots		\$1,318.10 \$659.10
20	other subdivisions (per 100 lots)		\$1,318.10 \$659.10
21	To: a) create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or b) create or remove a right of way; or c) create, vary or remove an easement other than a right of way; or d) vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant.		\$1,318.10 \$659.10
Subdivision certification and engineering fees under the Subdivision (Fees) Regulations 2016			
	For a certificate of compliance		\$174.80
	Alteration of Plan		\$111.10
	Amendment of certified plan		\$140.70
Engineering costs based on the estimated cost of construction works:			
	Checking of engineering plans		0.75%
	Engineering plans prepared by Council		3.50%
	Supervision of works		2.50%
Non Regulated Fees		Fees	
	Secondary consent applications		\$315.00
	Request extension of time to Planning Permit		\$322.00
	Advertising of application – up to first 15 properties (inc GST)		\$132.50
	Every property thereafter (inc GST)		\$9.50
	Written advice		\$138.50
	Copy of Planning Permit		\$50.00
	Copy of endorsed plans (inc GST) for A2, A1 and A0 sized originals		\$23.50
	Copy of endorsed plans (inc GST) for A4 or A3 sized originals		\$12.00
Class	Amendments to Planning Permits under Section 72 of the Planning and Environment Act		Fee for application
1	Amendment to a permit to change the use of land allowed by the permit or allow a new use of land		\$1,318.10
Change to permit conditions or change what permit allows			
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
Amend VicSmart Applications			
7	if the estimated cost of the additional development is \$10,000 or less		\$199.90

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8	if the estimated cost of the additional development is more than \$10,000	\$429.50
9	to a class 9 permit	\$199.90
10	to a class 10 permit	\$199.90

Amend single dwelling use or development (other than VicSmart)

3	if the cost of any additional development permitted by the amendment is \$10,000 or less	\$199.90
4	if the cost of any additional development permitted by the amendment is more than \$10,000 but not more than \$100,000	\$629.40
5	if the cost of any additional development permitted by the amendment is more than \$100,00 but not more than \$500,000	\$1,288.50
6	if the cost of any additional development permitted by the amendment is more than \$500,000	\$1,392.10

Amend development permits (includes signage, removal of vegetation and single dwellings over \$2 million, other than VicSmart applications)

11	if the estimated cost of the additional development to be permitted by the amendment is \$100,000 or less	\$1,147.80
12	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	\$1,547.60
13	if the estimated cost of any additional development to be permitted by the amendment is more than \$1,000,000	\$3,413.70

Amend a subdivision (other than VicSmart applications)

14 - 19	Amend a subdivision Permit (fee applies per 100 lots)	\$1,318.10
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Stage	Amendment to Planning Scheme	Fee
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The fee for Stages 1, 2 and 3 are paid to Council by the person who requested the amendment. The fee for Stage 4 is paid to the Minister by the person who requested the amendment

1	a) considering a request to amend a planning scheme; and b) taking action required by Division 1 of Part 3 of the Act; and c) considering any submissions which do not seek a change to the amendment; d) if applicable, abandoning the amendment	\$3,050.90
2	a) considering (i) up to and including 10 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or (ii) 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or (iii) Submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel; and b) providing assistance to a panel in accordance with section 158 of the Act; and c) making a submission to a panel appointed under Part 8 of the Act at a hearing referred to in section 24(b) of the Act; and d) considering the panel's report in accordance with section 27 of the Act; and e) after considering submissions and the panel's report, abandoning the amendment.	\$15,121.00 \$30,212.40 \$40,386.90
3	a) adopting the amendment or part of the amendment in accordance with section 29 of the Act; and b) submitting the amendment for approval by the Minister in accordance with section 31 of the Act; and c) giving the notice of the approval of the amendment required by section 36(2) of the Act.	\$481.30
4	a) consideration by the Minister of a request to approve the amendment in accordance with section 35 of the Act; and b) giving notice of approval of the amendment in accordance with section 36(1) of the Act.	\$481.30

For combined permit application and planning scheme amendment

The sum of the highest of the fee which would have applied if separate applications were made and 50% of the other fees which would have applied if separate applications were made