

PLANNING AND SUBDIVISION FEES – 1 July 2025 – 30 June 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	\$1,496.10	\$1,496.10
	Amendment to change what the permit allows; or change any or all conditions	N/A	\$1,496.10
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	\$226.90	\$226.90
Class 3	\$10,001 to \$100,000	\$714.40	\$714.40
Class 4	\$100,001 to \$500,000	\$1,462.50	\$1,462.50
Class 5	\$500,001 to \$1M	\$1,580.10	\$1,580.10
Class 6	\$1M to \$2M	\$1,697.80	\$1,697.80
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	\$226.90	\$226.90
Class 8	More than \$10,000	\$487.50	\$487.50
Class 9	VicSmart application to subdivide or consolidate land	\$226.90	\$226.90
Class 10	VicSmart application (other than a class 7, class 8 or class 9 permit)	\$226.90	\$226.90
All Other Development	To develop land if the estimated cost of the development is:		
Class 11	Up to \$100,000	\$1,302.80	\$1,302.80
Class 12	\$100,001 to \$1M	\$1,756.60	\$1,756.60
Class 13	\$1M to \$5M	\$3,874.70	\$3,874.70
Class 14	\$5M to \$15M	\$9,875.90	\$9,875.90
Class 15	\$15M to \$50M	\$29,123.30	\$29,123.30
Class 16	More than \$50M	\$65,458.10	\$65,458.10
Subdivision			
Class 17	Subdivide an existing building	\$1,496.10	\$1,496.10
Class 18	Subdivide land into 2 lots	\$1,496.10	\$1,496.10
Class 19	Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	\$1,496.10	\$1,496.10
Class 20	To subdivide land (\$1,360.80 for each 100 lots created)	\$1,496.10	\$1,496.10

Class of permit	Type of Application	Fee for Application	Fee to Amend
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.	\$1,496.10	\$1,496.10
Class 22	A permit not otherwise provided for in this Regulation	\$1,496.10	\$1,496.10

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 (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.

OTHER MATTERS

Type of Application	Fee
Copy of Permit and Endorsed Plans (per planning permit)	\$85.00
Certificate of Compliance under Section 97N	\$369.80
Amend or end a Section 173 agreement	\$748.00
Secondary consent to plans	\$220.00
Extension of time to a permit:	1 st request \$220.00 2 nd request \$440.00 3 rd request \$660.00
Request for planning information, including written advice whether a planning permit is required	\$125.00

SUBDIVISION CERTIFICATION AND ENGINEERING

Regulation	Purpose	Fee
6	Certification of a plan of subdivision	\$198.40
7	Alteration of plan	\$126.10
8	Amendment of certified plan	\$159.70
	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%

WITHDRAWN APPLICATIONS

Type of Application	Fee
After lodgement (no work undertaken)	90% of fee returned
After request for further information but prior to commencement of advertising	50% of fee returned
After advertising	25% of fee returned

Last updated 30 June 2023