

SUMMARY OF PLANNING AND SUBDIVISION FEES
 Effective 1 July 2023

APPLICATIONS FOR PERMITS AND APPLICATIONS TO AMEND PERMITS

Class of permit	Type of Application	Fee for Permit Application	Combined Application Half Fee	Fee to Amend Permit
Class 1	Change or allow a new use of the land	\$1,415.10	\$707.55	\$1,415.10
	Amendment to change what the permit allows; or change any or all conditions	N/A		\$1,415.10
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	\$214.70	\$107.35	\$214.70
Class 3	\$10,001 to \$100,000	\$675.80	\$337.90	\$675.80
Class 4	\$100,001 to \$500,000	\$1,383.30	\$691.65	\$1,383.30
Class 5	\$500,001 to \$1M	\$1,494.60	\$747.30	\$1,494.60
Class 6	\$1M to \$2M	\$1,605.90	\$802.95	\$1,494.60
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	\$214.70	\$107.35	\$214.70
Class 8	More than \$10,000	\$461.10	\$230.55	\$461.10
Class 9	VicSmart application to subdivide or consolidate land	\$214.70	\$107.35	\$214.70
Class 10	VicSmart application (other than a Class 7, 8 or 9 permit)	\$214.70	\$107.35	\$214.70
All Other Development	To develop land if the estimated cost of the development is:			
Class 11	Up to \$100,000	\$1,232.30	\$616.15	\$1,232.30
Class 12	\$100,001 to \$1M	\$1,661.60	\$830.80	\$1,661.60
Class 13	\$1M to \$5M	\$3,665.00	\$1,832.50	\$3,665.00
Class 14	\$5M to \$15M	\$9,341.30	\$1,832.50	\$3,665.00
Class 15	\$15M to \$50M	\$27,546.80	\$1,832.50	\$3,665.00
Class 16	More than \$50M	\$61,914.60	\$1,832.50	\$3,665.00
Subdivision				
Class 17	Subdivide an existing building	\$1,415.10	\$707.55	\$1,415.10
Class 18	Subdivide land into 2 lots	\$1,415.10	\$707.55	\$1,415.10
Class 19	Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	\$1,415.10	\$707.55	\$1,415.10
Class 20	To subdivide land (\$1,318.10 for each 100 lots created)	\$1,415.10	\$707.55	\$1,415.10
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.	\$1,415.10	\$707.55	\$1,415.10
Class 22	A permit not otherwise provided for in this Regulation	\$1,415.10	\$707.55	\$1,415.10

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
(2) An application to amend a permit in more than one class set out in the above table:	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	40% of the application fee for that class of permit or amendment to permit; and
(2) Section 57A – Request to amend an application for an amendment to a permit after notice has been given:	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.

SUBDIVISION CERTIFICATION AND ENGINEERING

Regulation	Purpose	Fee
6	Certification of a plan of subdivision	\$187.60
7	Alteration of plan	\$119.30
8	Amendment of certified plan	\$151.10
	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	<ul style="list-style-type: none"> 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. 	\$3,275.40
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	\$16,233.90
	ii) 11 to 20 submissions	\$32,436.00
	iii) More than 20 submissions	\$43,359.30
	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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. 	\$516.80
4	<ul style="list-style-type: none"> a) Consideration by the Minister of a request to approve an amendment; and b) Giving notice of approval of an amendment. 	\$516.80

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).

OTHER MATTERS

Type of Application		Fee
Certificate of Compliance under Section 97N		\$349.80
Amend or end a Section 173 agreement (Statutory Fee)		\$707.60
Preparation of Section 173 Agreement		\$248.20
Satisfaction matters (Assessment of Development Plans)		\$349.80
Secondary consent to plans		\$164.40
Search Fee for Planning Permits & Subdivision (per property)		\$75.50
Advertising Applications		
Administration Fee		\$82.90
Individual Notices (regular mail)		\$5.50
Individual Notices (registered mail)		\$7.20
Notice Posted on site		\$75.00
Notice in Newspaper		\$Quoted fee plus 10%
Request for planning advice in writing		\$127.80
Copy of Title		\$64.00
Extension of time to a permit:	1 st request	\$142.20
	2 nd or subsequent	50% of original application fee
Whole Farm Plans		
50% of Classes 11		\$616.15
12		\$830.80

Last updated 19 July 2023 D23/62465