

SUMMARY OF PLANNING AND SUBDIVISION FEES
Effective 1 July 2026

APPLICATIONS FOR PERMITS AND APPLICATIONS TO AMEND PERMITS

Class of permit	Type of Application	REG 9 Fee for Permit Application	Combined Application Half Fee	REG 11 Fee to Amend Permit
Class 1	Change or allow a new use of the land	\$1,537.00	\$768.50	\$1,537.00
(Amendment S72 – Class 2)	Amendment to change what the permit allows; or change any or all conditions	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	\$116.55	\$233.10
Class 3	\$10,001 to \$100,000	\$734.00	\$367.00	\$734.00
Class 4	\$100,001 to \$500,000	\$1,502.50	\$751.25	\$1,502.50
Class 5	\$500,001 to \$1M	\$1,623.40	\$811.70	\$1,623.40
Class 6	\$1M to \$2M	\$1,744.30	\$872.15	\$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	\$116.55	\$233.10
Class 8	More than \$10,000	\$500.80	\$250.40	\$500.80
Class 9	VicSmart application to subdivide or consolidate land	\$233.10	\$116.55	\$233.10
Class 10	VicSmart application (other than a Class 7, 8 or 9 permit)	\$233.10	\$116.55	\$233.10
All Other Development	To develop land if the estimated cost of the development is:			
Class 11	Up to \$100,000	\$1,338.40	\$669.20	\$1,338.40
Class 12	\$100,001 to \$1M	\$1,804.70	\$902.35	\$1,804.70
Class 13	\$1M to \$5M	\$3,980.70	\$1,990.35	\$3,980.70
Class 14	\$5M to \$15M	\$10,146.10	\$5,073.05	\$1,537.00
Class 15	\$15M to \$50M	\$29,920.30	\$14,960.15	\$1,537.00
Class 16	More than \$50M	\$67,249.40	\$33,624.70	\$1,537.00
Subdivision				
Class 17	Subdivide an existing building	\$1,537.00	\$768.50	\$1,537.00
Class 18	Subdivide land into 2 lots	\$1,537.00	\$768.50	\$1,537.00
Class 19	Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	\$1,537.00	\$768.50	\$1,537.00
Class 20	To subdivide land (<i>\$1,537.00 for each 100 lots created</i>)			
	To amend a Class 20 Permit (Amendment S72 – Class 2) – Up to 100 Lots \$1,537.00	\$1,537.00	\$768.50	\$1,537.00
	Class 17 \$1,537.00 every additional 100 Lots			

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.	\$1,537.00	\$768.50	\$1,537.00
Class 22	A permit not otherwise provided for in this Regulation	\$1,537.00	\$768.50	\$1,537.00

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.