

PLANNING AND ENVIRONMENT (FEES) REGULATIONS 2016

Effective 1st July 2026

Planning Permit Applications under Section 47 of the Planning & Environment Act 1987
(Regulation 9)



Class	Type of permit Application	Unit	Fee
Use			
A permit relating to use of land:			
1	Use Only	89	\$1,537.00
Single Dwelling			
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 if the estimated cost of development is:			
2	\$10,000 or Less	13.5	\$233.10
3	More than \$10,000 but not more than \$100,000	42.5	\$734.00
4	More than \$100,000 but not more than \$500,000	87	\$1,502.50
5	More than \$500,000 but not more than \$1,000,000	94	\$1,623.40
6	More than \$1,000,000 but not more than \$2,000,000	101	\$1,744.30
Vicsmart Applications			
Vicsmart Applications if the estimated cost of development is:			
7	\$10,000 or less	13.5	\$233.10
8	More than \$10,000	29	\$500.80
9	Application to subdivide or consolidate land	13.5	\$233.10
10	Application other than a class 7, class 8 or class 9	13.5	\$233.10
Other Developments			
To develop land if the estimated cost of development is:			
11	\$100,000 or less	77.5	\$1,338.40
12	More than \$100,000 and not more than \$1,000,000	104.5	\$1,804.70
13	More than \$1,000,000 and not more than \$5,000,000	230.5	\$3,980.70
14	More than \$5,000,000 and not more than \$15,000,000	587.5	\$10,146.10
15	More than \$15,000,000 and not more than \$50,000,000	1732.5	\$29,920.30
16	More than \$50,000,000	3894	\$67,249.40
Subdivision			
17	To subdivide an existing building (other than a class 9 permit)	89	\$1,537.00
18	To subdivide land into 2 lots (other than a class 9 or class 17 permit)	89	\$1,537.00
19	To effect a realignment of a common boundary between lots or consolidate 2 or more lots (other than a class 9 permit)	89	\$1,537.00
20	Subdivide land (other than a class 9, class 17, class 18, or class 19 permit)	89	\$1,537.00 per 100 lots created
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 vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant.	89	\$1,537.00
Other			
22	A permit not otherwise provided for in the regulation	89	\$1,537.00

**Applications to Amend Permits under Section 72 of the Planning & Environment Act 1987
(Regulation 11)**

Class	Type of Permit Application	Unit	Fee
1	Amendment to a permit to change the use of land allowed by the permit or allow a new use of land	89	\$1,537.00
2	Amendment to a permit to change the statement of what the permit allows or to change any or all of the conditions which apply to the permit.	89	\$1,537.00
Amendment – Single Dwelling Single dwelling use or development if the cost of the additional development is:			
3	\$10,000 or Less	13.5	\$233.10
4	More than \$10,000 but not more than \$100,000	42.5	\$734.00
5	More than \$100,000 but not more than \$500,000	87	\$1,502.50
6	More than \$500,000	94	\$1,623.40
Amendment – VicSmart An amendment to a permit that is the subject of a VicSmart application, if the estimated cost of the additional development is:			
7	\$10,000 or less	13.5	\$233.10
8	More than \$10,000	29	\$500.80
9	Amendment to a class 9 permit – subdivision or consolidate land	13.5	\$233.10
10	Amendment to a class 10 permit (a VicSmart application other than a class 7, 8 or 9 permit)	13.5	\$233.10
Amendment – Other Developments Other development if the cost of the additional development is:			
11	\$100,000 or less	77.5	\$1,338.40
12	More than \$100,000 but not more than \$1,000,000	104.5	\$1,804.70
13	More than \$1,000,000	230.5	\$3,980.70
Amendment – Subdivision			
14	Amendment to a permit - to subdivide an existing building (other than a class 9 permit)	89	\$1,537.00
15	Amendment to a permit - to subdivide land into two lots (other than a class 9 or 17 permit)	89	\$1,537.00
16	Amendment to a permit - to effect a realignment of a common boundary between lots or to consolidate two or more lots (other than a class 9 permit)	89	\$1,537.00
17	Amendment to a permit - to subdivide land (other than a class 9, 17, 18 or 19 permit)	89	\$1,537.00
18	Amendment to a permit 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 vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant.	89	\$1,537.00
19	Amendment to a permit not otherwise provided for in the regulation	89	\$1,537.00

Subdivision (Fees) Regulations 2016

Regulation	Purpose	Unit	Fee
6	For certification of a plan of subdivision	11.8	\$ 203.80
7	Alteration to a plan under section 10(2) of the Act	7.5	\$ 129.50
8	Amendment of certified plan under section 11(1) of the Act	9.5	\$ 164.10
9	Checking of engineering plans		0.75% of the estimated cost of construction of the works proposed in the engineering plan (maximum fee)
10	Engineering plan prepared by council		3.5% of the cost of works proposed in the engineering plan (maximum fee)
11	Supervision of works		2.5% of the estimated cost of construction of the works (maximum fee)

Fees to Amend Applications after Notice has been given (Regulation 12)

Type of Permit Application	Fee
Amend an application for a permit or an application to amend a permit	a) Under section 57A(3)(a) of the Act the fee to amend an application for a permit after notice is given is 40% of the application fee for that class of permit set out in the Table at regulation 9 b) Under section 57A(3)(a) of the Act the fee to amend an application to amend a permit after notice is given is 40% of the application fee for that class of permit set out in the Table at regulation 11 and any additional fee under c) below c) 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 set out in the Table to regulation 9, the applicant must pay an additional fee being the difference the original class of application and the amended class of permit

Other Matters Regulations 15, 16 & 18

User Fees & Charges	Unit	Fees
The fee for determining a matter where a planning scheme specifies that the matter must be done to the satisfaction of the Responsible Authority	22	\$379.90
Fee for application for agreement to a proposal to amend or end an agreement under section 173 of the Act	44.5	\$768.50
Certificates of Compliance	22	\$379.90

Fees for Amendment to Planning Scheme (Regulation 6)

Stage	Stage of Amendment	Unit	Fee	Paid to
1	For: 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; and d) If applicable, abandoning the amendment	206	\$3,557.60	The Planning Authority
2	For: 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	1021 2040 2727	\$17,632.70 \$35,230.80 \$47,095.30	The Planning Authority
3	For: 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.	32.5	\$561.60 if the Minister is not the planning authority or nil fee if the Minister is the planning authority	The Planning Authority
4	For: 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.	32.5	\$561.30 if the Minister is not the planning authority or nil fee if the Minister is the planning authority	The Minister

Planning Fees (Non-Statutory)

USER FEES & CHARGES	Fees (include GST)
Request to amend permit or endorsed plans under the provisions of Secondary Consent within condition of permit	\$450.00
Extension of time for Planning Permits: First extension Second extension Additional extensions	\$320.00 \$550.00 \$800.00
Approval of Development Plans to the satisfaction of the Responsible Authority Approval of amendments to Development Plans to the satisfaction of the Responsible Authority	\$850.00 \$850.00
Approval of 173 Agreements plus cost of legal advice (if required) NOTE: S173 Agreements are lodged by Councils legal representatives. This is at the applicants cost and includes their service fees & associated lodgment fees with the Titles Office.	\$220.00
Review of compliance of Section 173 Agreements (plus cost of legal advice if required)	\$220.00
Plan to Comply Condition (2 nd and subsequent changes)	\$300.00
Notification of Planning Applications or Planning Scheme Amendments: Up to 10 letters/notices Additional letters/notices	\$185.00 \$7.00
Property inquiry relating to planning history (Planning Permit History Search)	\$200.00
Planning written advice	\$260.00
Planning Property Information Request	\$160.00

Report & Consent Set in accordance with the Building Regulations 2018

Class	Type of Permit Application	Unit	Fee
Section 29a	Proposed demolition under Section 29a of the Building Act 1994	5.75	\$99.30