

Application Fees Schedule

Planning and Environment (Fees) Regulations 2016 – (Effective from 01 July 2024)

Fees are to be paid at time of lodging your application and are not refundable if your application is not supported. Please note additional administration fees are applicable for advertising an application and for further approvals following the issue of a permit (i.e. amended plans). Also included in this table are Council approved fees relating to additional Planning Services.

Table 1: Fees for amendment to planning scheme (regulation 6)

Stage	Stage of Amendment	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	\$3,364.00	The planning authority
2	For: a) Considering		The planning authority
	(i) Up to and including 10 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or	\$16,672.90	
	(ii) 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or	\$33,313.20	
	(iii) Submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel; and	\$44,531.90	
	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		

Stage	Stage of Amendment	Fee	Paid to
	<ul style="list-style-type: none"> 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. 		
3	For: <ul style="list-style-type: none"> 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. 	\$530.70	The planning authority
4	For: <ul style="list-style-type: none"> 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. 	\$530.70	The Minister

Table 2: Fees for applications for permits under section 47 of the Planning and Environment Act 1987 (regulation 9)

Class	Type of Application	Fee
1	An application for change of use only	\$1,453.40
	To develop land 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 (other than a class 7 or 8 permit; or a permit to subdivide or consolidate land) if the estimated cost of development is:	
2	\$10,000 or less	\$220.50
3	\$10,000 but not more than \$100,000	\$694.00

Class	Type of Application	Fee
4	\$100,000 but not more than \$500,000	\$1,420.70
5	\$500,000 but not more than \$1,000,000	\$1,535.00
6	\$1,000,000 but not more than \$2,000,000	\$1,649.30
	VicSmart application if the estimated cost of development is:	
7	\$10,000 or less	\$220.50
8	more than \$10,000	\$473.60
9	VicSmart application to subdivide or consolidate land	\$220.50
10	VicSmart application (other than a class 7, class 8 or class 9)	\$220.50
	All other development	
11	To develop land (other than a class 2, class 3, class 7 or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is less than \$100,000	\$1,265.60
12	To develop land (other than a class 4, class 5, or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$100,000 and not more than \$1,000,000	\$1,706.50
13	To develop land (other than a class 6 or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$1,000,000 and not more than \$5,000,000	\$3,764.10
14	To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$5,000,000 and not more than \$15,000,000	\$9,593.90
15	To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$15,000,000 and not more than \$50,000,000	\$28,291.70

Class	Type of Application	Fee
16	To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$50,000,000	\$63,589.00
	Subdivision	
17	To subdivide an existing building (other than a class 9 permit)	\$1,453.40
18	To subdivide land into 2 lots (other than a class 9 or class 17 permit)	\$1,453.40
19	To effect a realignment of a common boundary between lots or consolidate 2 or more lots (other than a class 9 permit)	\$1,453.40
20	Subdivide land (other than a class 9, class 17, class 18 or class 19 permit)	\$1,453.40 per 100 lots created
21	To: <ul style="list-style-type: none"> 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. 	\$1,453.40
22	A permit not otherwise provided for in the regulation	\$1,453.40

Table 3: Fees for applications to amend permits under section 72 of the Planning and Environment Act 1987 (Regulation 11)

Class	Type of Application	Fee
1	Amendment to a permit to change the use of land allowed by the permit or allow a new use of land	\$1,453.40
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	\$1,453.40

Class	Type of Application	Fee
	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.	
3	Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, *if the cost of any additional development permitted by the amendment is \$10,000 or less.	\$220.50
4	Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, *if the cost of any additional development permitted by the amendment is more than \$10,000 but not more than \$100,000.	\$694.00
5	Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, *if the cost of any additional development permitted by the amendment is more than \$100,000 but not more than \$500,000.	\$1,420.70
6	Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, *if the cost of any additional development permitted by the amendment is more than \$500,000.	\$1,535.00
7	Amendment to a permit * that is the subject of VicSmart application, if the estimated cost of the additional development is \$10,000 or less.	\$220.50
8	Amendment to a permit * that is the subject of VicSmart application, if the estimated cost of the additional development is more than \$10,000.	\$473.60
9	Amendment to a class 9 permit	\$220.50
10	Amendment to a class 10 permit	\$220.50
11	Amendment to a class 11, 12, 13, 14, 15 or 16 permit * if the estimated cost of additional development to be permitted by the amendment is \$100,00 or less	\$1,265.60
12	Amendment to a class 11, 12, 13, 14, 15 or 16 permit * if the estimated cost of any additional development to be permitted by the amendment is more than \$100,000 but not more than \$1,000,000.00	\$1,706.50

Class	Type of Application	Fee
13	Amendment to a class 11, 12, 13, 14, 15 or 16 permit * if the estimated cost of any additional development to be permitted by the amendment is more than \$1,000,000.00	\$3,764.10
14	Amendment to a class 17 permit	\$1,453.40
15	Amendment to a class 18 permit	\$1,453.40
16	Amendment to a class 19 permit	\$1,453.40
17	Amendment to a class 20 permit	\$1,453.40 per 100 lots created
18	Amendment to a class 21 permit	\$1,453.40
19	Amendment to a class 22 permit	\$1,453.40

Table 4: Other fees

Regulation	Type of Application	Fee
7	For requesting the Minister to prepare an amendment to a planning scheme exempted from the requirements referred to in section 20(4) of the Act.	\$4,409.10
8	For requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed under section 20A of the Act.	\$1061.50
10	For combined permit applications	Sum of the highest of the fees which would have applied if separate applications were made and 50% of each of the other fees

Regulation	Type of Application	Fee
		which would have applied if separate applications were made
12	Amend an application for a permit or an application to amend a permit	<p>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</p> <p>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</p> <p>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</p>
13	For a combined application to amend permit	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
14	For a combined permit and planning scheme amendment	Under section 96A(4)(a) of the Act: 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
15	For a certificate of compliance	\$359.30

Regulation	Type of Application	Fee
16	For an agreement to a proposal to amend or end an agreement under section 173 of the Act	\$726.70
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	\$359.30
	Extension of time	\$215.00
	Precinct Plan approval	\$670.00
	Request for vary Precinct Plan approval	\$292.00
	Property enquiries & searches	\$184.00
	Researching existing use right or non-conforming use right	\$266.00
	Copy of Planning Permit (with associated plans)	
	(a) Residential	\$118.00
	(b) Other	\$179.00
	Advertising costs	
	(1) Up to 10 letters	\$118.00
	(2) Per letter after 10	\$15.40
	(3) Each public notice	\$23.60
	Request for demolition approval	\$93.90
	Application for Information of Property Planning Controls	\$184.00



Regulation	Type of Application	Fee
	Secondary Consent applications	\$585.00
	Development Plan approval	\$292.00
	Planning Pre-application Fee	\$184.00
	Bond / Bank Guarantee return processing fee	\$527.88 per bond/bank guarantee to be returned.

Table 5: Subdivision Certification Fees

Regulation	Type of Application	Fee
6	Certification of a plan of subdivision	\$192.70
7	Alteration of plan under section 10(2) of the Act	\$122.50
8	Amended of certified plan under section 11(1) of the Act	\$155.10