

PLANNING SERVICES – Fee Schedule 2025/2026

The following fees are specified in the Planning & Environment (Fees) Regulations 2016

Class	Planning Services Fees – Applications for Permits*	Fee
1	Use only (includes Liquor Licence & car parking waiver)	\$1,496.10
	To develop and/or use 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 <u>estimated cost</u> of development included in the application is:	
2	\$0 to \$10,000	\$226.90
3	\$10,001 to \$100,000	\$714.40
4	\$100,001 to \$500,000	\$1,462.50
5	\$500,001 to \$1,000,000	\$1,580.10
6	\$1,000,001 to \$2,000,000	\$1,697.80
	VicSmart Applications	
7	\$0 to \$10,000	\$226.90
8	\$10,001 +	\$487.50
9	VicSmart application to subdivide or consolidate land	\$226.90
10	VicSmart Permit (other than Class 7, 8, or 9)	\$226.90
	To develop land (other than Class 2 to 6) including, but not limited to a single dwelling over \$2M, 2 or more dwellings, industrial/commercial developments and signage applications, if the <u>estimated cost</u> of development included in the application is:	
11	\$0 to \$100,000	\$1,302.80
12	\$100,001 to \$1,000,000	\$1,756.60
13	\$1,000,001 to \$5,000,000	\$3,874.70
14	\$5,000,001 to \$15,000,000	\$9,875.90
15	\$15,000,001 to \$50,000,000	\$29,123.30
16	\$50,000,001 +	\$65,458.10
	Subdivision Applications	
17	To subdivide an existing building	\$1,496.10
18	To subdivide land into two lots	\$1,496.10
19	To effect a realignment of a common boundary between lots or to consolidate two or more lots	\$1,496.10
20	To subdivide land (3 or more lots)	\$1,496.10 (per 100 lots)

Class	Planning Services Fees – Applications for Permits*	Fee
	Easements / Restrictions / Rights of Way	
21	<ul style="list-style-type: none"> To create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or to create or remove 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 right of way) in a Crown grant 	\$1,496.10
22	A permit not otherwise provided for in the regulation Vegetation Removal – 1 tree (that cannot be assessed under Class 7 or 8) - 2 or more trees	\$1,496.10 \$226.90 \$1,496.10
Class	Planning Services Fees – Amendments to Permits and/or Plans	Fee
1	Amendment to a permit to change the use of land allowed by the permit or allow a new use of land (including Liquor Licence and Car Parking Variation)	\$1,496.10
2	Amendment to a permit to develop land for a <i>single dwelling</i> which changes the statement of what the permit allows	\$226.90
	Amendment to a permit to develop land for a <i>single dwelling</i> which changes any or all of the conditions which apply to the permit.	\$226.90
	Amendment to a permit to develop land (<i>other than for a single dwelling per lot</i>) which changes the statement of what the permit allows.	\$1,496.10
	Amendment to a permit to develop land (<i>other than for a single dwelling per lot</i>) which changes any or all of the conditions which apply to the permit.	\$1,496.10
	An application to amend a permit to develop land (single dwelling)	
3	Amendment to a Class 2, 3, 4, 5 or 6 permit (change in original cost of development less than or between \$0 to \$10,000)	\$226.90
4	Amendment to a Class 2, 3, 4, 5 or 6 permit (change in original cost of development between \$10,001 to \$100,000)	\$714.40
5	Amendment to a Class 2, 3, 4, 5 or 6 permit (change in original cost of development between \$100,001 to \$500,000)	\$1,462.50
6	Amendment to a Class Class 2, 3, 4, 5 or 6 permit (change in original cost of development over \$500,000)	\$1,580.10
7	Amendment to a Class 7 permit – VicSmart (change in original cost of development between \$0 to \$10,000)	\$226.90
8	Amendment to a Class 8 permit – VicSmart (change in original cost of development over \$10,000)	\$487.50
9	Amendment to a Class 9 permit – VicSmart	\$226.90
10	Amendment to a Class 10 permit – VicSmart	\$226.90
	An application to amend a permit to develop land (other than a single dwelling)	
11	Amendment to a Class 11, 12, 13, 14, 15, or 16 permit (change in original cost of development between \$0 to \$100,000)	\$1,302.80
12	Amendment to a Class 11, 12, 13, 14, 15, or 16 permit (change in original cost of development between \$100,001 to \$1,000,000)	\$1,756.60
13	Amendment to a Class 11, 12, 13, 14, 15, or 16 permit (change in original cost of development over \$1,000,000)	\$3,874.70
	An application to amend a permit for Subdivision, Easements, Restrictions or Rights of Way	
14 - 19	Amendment to a Class 17, 18, 19, 20, 21 or 22 permit Vegetation Removal – 1 tree (that cannot be assessed under Class 7 or 8) - 2 or more trees	\$1,496.10 \$226.90 \$1,496.10
Notes: *Under Regulation 10 & 13, where an application is for any combination of use, development and subdivision or combination of amendment, the fee payable is calculated by adding the highest of the fees plus 50% of each of the other fees which would have applied if separate applications had been made.		

Regulation	Other Regulatory Fees	Fee
12	Amend an application after notice has been given (section 57A)	40% of the application fee for the class of Permit
	Note: If you amend an application after notice has been given (section 57A) – which results in a change to the class of permit, then an additional fee, being the difference between the original class and the amended class is payable in addition to the 40%	
15	Certificate of Compliance	\$369.80
16	For an agreement to a proposal to amend or end an agreement under Section 173 of the Planning & Environment Act 1987	\$748.00
18	Determining whether a matter has been carried out to the satisfaction of the responsible authority (where no permit required)	\$369.80
Regulation	Fees payable under - Subdivision (Fees) Regulations 2016	Fee
6	Certification (Subdivision)	\$198.40
7	Alteration of plan under Section 10(2) of the Subdivision Act 1988 (prior to certification)	\$126.10
8	Amendment of a certified plan under Section 11(1) of the Subdivision Act 1988	\$159.70
Stage	Amendments to Planning Schemes*	Fee
Stage 1	<ul style="list-style-type: none"> Considering a request to amend a planning scheme; and Taking action required by Division 1 of Part 3 of the Planning and Environment Act 1987; and Considering any submissions which do not seek a change to the amendment; and If applicable, abandoning the amendment 	\$3,462.90
Stage 2	<ul style="list-style-type: none"> Considering submissions which seek a change to an amendment and where necessary referring the submissions to a panel, providing assistance to a panel (S.158 of the Act), making a submission to a panel, and considering the panel's report (S.27 of the Act) <ul style="list-style-type: none"> up to 10 submissions; or 11 to 20 submissions More than 20 submissions After considering submissions and the panel's report, abandoning the amendment <p>^ Please note that additional fees may also apply if a panel is involved in the process</p>	\$17,163.00 \$34,292.40 \$45,840.90
Stage 3	<ul style="list-style-type: none"> adopting the amendment or part of the amendment in accordance with section 29 of the Act; and submitting the amendment for approval by the Minister in accordance with section 31 of the Act; and giving the notice of the approval of the amendment required by section 36(2) of the Act. 	\$546.30
Stage 4	<ul style="list-style-type: none"> Considering a request to approve an amendment in accordance with section 35; and Giving notice of approval of an amendment in accordance with section 36. 	\$546.30 (payable to the Minister)
<p>Notes: *Under Regulation 14, the fee for an application for a planning permit combined with a request for amendment of a planning scheme, made in accordance with Section 96A(4)(a), is the sum arrived at by adding the higher of the fees plus 50% of the lower of the fees which would have applied if separate applications had been made.</p>		

Other Planning Services Fees (non-regulatory)		
Pre-application meeting fee (virtual or in person) - with notes		\$360.00
Consideration of condition 1 plans for second or subsequent request		\$225.00
Secondary Consent (Single dwelling only)		\$445.00
Secondary Consent (Multi dwelling / Industrial / Commercial / Other)		\$885.00
Extension of Time to a Planning Permit	1 st Request	\$610.00
	2 nd Request	\$685.00
	3 rd Request (+)	\$790.00
Copies of Planning Permits and/or Endorsed Plans	Residential	\$155.00
	Commercial/Industrial/Other	\$305.00
	Permit Only	\$84.00
Written response to a General Enquiry (per property for Residential / single dwelling)		\$180.00
Written response to a General Enquiry (per property for Industrial / Commercial / Other)		\$360.00
Advertising	Up to 10 letters & sign	\$450.00
	Additional letter/s (each	\$16.00
	Additional sign/s (each)	\$111.00

METROPOLITAN PLANNING LEVY

A Metropolitan Planning Levy (MPL) is payable to the State Revenue Office for all planning applications where the Cost of Development exceeds \$1,311,000 (current threshold for 2025/2026). A copy of the certificate issued once paid, is required to be submitted (if applicable) with your planning application. Please refer to the [State Revenue Office](#) website for further information.