



**Planning and Environment (Fees) Regulations 2016  
Subdivision (Fees) Regulations 2016**

## SUMMARY OF PLANNING AND SUBDIVISION FEES Effective 1 July 2022

Stage		Fee	Paid to
1	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.	\$3,149.70	The Planning Authority
2	a) Considering submissions which seek a change to an amendment, and where necessary, referring the submissions to a panel:		The Planning Authority
	i) Up to 10 submissions	\$15,611.10	
	ii) 11 to 20 submissions	\$31,191.60	
	iii) More than 20 submissions	\$41,695.80	
	b) Providing assistance to a panel in accordance with section 158 of the Act ; and c) Making a submission to the 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 panels report, abandoning the amendment.		
3	a) Adopting the amendment or a 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.	\$496.60 <i>(If the Minister is not the planning authority or nil fee if the Minister is the Planning Authority)</i>	The Planning Authority
4	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 an amendment in accordance with section 36(1).	\$496.60 <i>(If the Minister is not the planning authority or nil fee if the Minister is the Planning Authority)</i>	The Minister

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.

## APPLICATIONS FOR PERMITS

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

Class of permit	Type of Application	Fee for Permit Application
Class 1	Use only	\$1,360.85
<b>Single dwelling</b>	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 (other than a class 7 permit to subdivide or consolidate land) if the estimated cost of development is:	
Class 2	\$10,000 or less	\$206.40
Class 3	More than \$10,000 but not more than \$100,000	\$649.80
Class 4	More than \$100,000 but not more than \$500,000	\$1,330.20
Class 5	More than \$500,000 but not more than \$1,000,000	\$1,437.30
Class 6	More than \$1,000,000 but not more than \$2,000,000	\$1,544.30
<b>VicSmart</b>	VicSmart application if the estimated cost of the development is:	
Class 7	\$10,000 or less	\$206.40
Class 8	More than \$10,000	\$443.40
Class 9	VicSmart application to Subdivide or consolidate land	\$206.40
Class 10	VicSmart application (other than a class 7, class 8 or class 9 permit)	\$206.40
<b>All Other Development</b>	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 the development is:	
Class 11	Less than \$100,000	\$1,185.00
Class 12	More than \$100,000 and not more than \$1,000,000	\$1,597.80
Class 13	More than \$1,000,000 and not more than \$5,000,000	\$3,524.30
Class 14	More than \$5,000,000 and not more than \$15,000,000	\$8,982.90
Class 15	More than \$15,000,000 and not more than \$50,000,000	\$26,489.90
Class 16	More than \$50,000,000	\$59,539.30
<b>Subdivision</b>		
Class 17	To subdivide an existing building (other than a class 9 permit)	\$1,360.80
Class 18	To subdivide land into 2 lots (other than a class 9 or class 17 permit)	\$1,360.80
Class 19	To effect realignment of a common boundary between lots or consolidate 2 or more lots (other than a class 9 permit)	\$1,360.80
Class 20	Subdivide land (other than a class 9, 17, 18 or 19 permit)	\$1,360.80 (per 100 lots created)

Class of permit	Type of Application	Fee for Application
Class 21	To: a) create, vary or remove a restriction within the meaning of the <i>Subdivision Act 1988</i> ; 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 a right of way) in a Crown grant.	\$1,360.80
Class 22	A permit not otherwise provided for in the regulation	\$1,360.80

## SUBDIVISION CERTIFICATION

(Subdivision (Fees) Regulations 2016)

Regulation	Purpose	Fee
6	Certification of a plan of subdivision	\$180.40
7	Alteration of plan under section 10(2) of the Act	\$114.70
8	Amendment of certified plan under section 11(1) of the Act	\$145.30

## APPLICATIONS TO AMEND PERMITS

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

Class of permit	Type of Application	Fee to Amend Permit
Class 1	Amendment to a permit to change the use of land allowed by the permit or allow a new use of land	\$1,360.80
Class 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 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.	\$1,360.80
<b>Single dwelling</b>	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:	
Class 3	\$10,000 or less	\$206.40
Class 4	More than \$10,000 but not more than \$100,000	\$649.80
Class 5	More than \$100,00 but not more than \$500,000	\$1,330.20
Class 6	More than \$500,000	\$1,437.30
<b>VicSmart</b>	Amendment to a permit * that is the subject of VicSmart application, if the estimated cost of the additional development is:	
Class 7	\$10,000 or less	\$206.40
Class 8	More than \$10,000	\$443.40
Class 9	Amendment to a class 9 permit *	\$206.40
Class 10	Amendment to a class 10 permit *	\$206.40

<b><i>All Other Development</i></b>	Amendment to a class 11, class 12, class 13, class 14, class 15 or class 16 permit * if the estimated cost of the additional development to be permitted by the amendment is	
Class 11	\$100,000 or less	<b>\$1,185.00</b>
Class 12	More than \$100,000 but not more than \$1,000,000	<b>\$1,597.80</b>
Class 13	More than \$1,000,000	<b>\$3,524.30</b>
<b><i>Subdivision</i></b>		
Class 14	Amendment to a class 17 permit *	<b>\$1,360.80</b>
Class 15	Amendment to a class 18 permit *	<b>\$1,360.80</b>
Class 16	Amendment to a class 19 permit *	<b>\$1,360.80</b>
Class 17	Amendment to a class 20 permit *	<b>\$1,360.80</b> <i>(per 100 lots created)</i>

<b>Class of permit</b>	<b>Type of Application</b>	<b>Fee to Amend Permit</b>
Class 18	Amendment to a class 21 permit *	<b>\$1,360.80</b>
Class 19	Amendment to a class 22 permit	<b>\$1,360.80</b>

**Table 4: OTHER FEES**

Regulation	Purpose	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	<b>\$4,128.30</b>
8	For requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed under section 20A of the Act	<b>\$993.85</b>
10	For combined permit applications	<i>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.</i>

Regulation	Purpose	Fee
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 a 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	<b>\$336.40</b>
Regulation	Purpose	Fee
16	For an agreement to a proposal to amend or end an agreement under Section 173 of the Act	<b>\$680.40</b>
17	For a planning certificate	<p>a) application not made electronically</p> <p>b) application made electronically</p>
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	<b>\$334.40</b>

## COUNCIL ADOPTED FEES

Type of Application	Fee
Extend a Planning Permit	\$309.00
Secondary Consent	\$320.00
Written Consent	\$320.00
Written Advice (Written Response to Request for Planning Information)	\$95.00
Copy of Planning Permit and Endorsed Plans	
- Land Owner	\$92.70
- Not Land Owner	\$159.60

## PUBLIC OPEN SPACE FEES – VALUATION FEE

	Fee
Subdivisions where the permit will result in total of:	
2 lots	\$1,000.00
3 – 9 lots	\$2,000.00
10+ lots	\$3,000.00

## PUBLIC NOTICE FEES

Type of Application	Fee
Public Notification Service (Includes 10 letters)	\$137.40
Additional Letter	\$6.20

## PHOTOCOPYING

Type of Application	Fee
A3 Black and White (per page)	\$0.50
A4 Black and White (per page)	\$0.30
A3 and A4 Color (per page)	\$0.70

In accordance with the Monetary Units Act 2004, the **value of a fee unit for the financial year 2022-23 is \$15.29**

Please note that pursuant to the Monetary Units Act 2004, the amount of fee calculated is to be rounded to the nearest \$0.10.

GST is not applicable to the fees.

**Note 9:** Increases to statutory planning and subdivision fees will be released by the State Government.

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).

Last updated 4 July 2022