



Planning – schedule of fees

Effective 1 July 2025

This is a summary of the fees prescribed under the [Planning & Environment \(Fees\) Regulations 2016](https://www.legislation.vic.gov.au/in-force/statutory-rules/planning-and-environment-fees-regulations-2016/007)¹ and the [Subdivision \(Fees\) Regulations 2016](https://www.legislation.vic.gov.au/in-force/statutory-rules/subdivision-fees-regulations-2016/001)². Refer to the Regulations for more information. In accordance with the *Monetary Units Act 2004*, the current value of a fee unit for the 2025–2026 financial year is: \$16.81.

Fees for applications for permits under section 47 of the Planning and Environment Act 1987 (Regulation 9)

Class	Type of application	Fee
1	Use only.	\$1496.10 (89 fee units)
2	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 or a permit to subdivide or consolidate land) if the estimated cost of development is \$10,000 or less.	\$226.90 (13.5 fee units)
3	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 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$10,000 but not more than \$100,000.	\$714.40 (42.5 fee units)
4	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 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$100,000 but not more than \$500,000.	\$1462.50 (87 fee units)
5	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 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$500,000 but not more than \$1,000,000.	\$1580.10 (94 fee units)

¹ <https://www.legislation.vic.gov.au/in-force/statutory-rules/planning-and-environment-fees-regulations-2016/007>

² <https://www.legislation.vic.gov.au/in-force/statutory-rules/subdivision-fees-regulations-2016/001>

6	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 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$1,000,000 but not more than \$2,000,000.	\$1697.80 (101 fee units)
7	VicSmart application if the estimated cost of development is \$10,000 or less.	\$226.90 (13.5 fee units)
8	VicSmart application if the estimated cost of development is more than \$10,000.	\$487.50 (29 fee units)
9	VicSmart application to subdivide or consolidate land.	\$226.90 (13.5 fee units)
10	VicSmart application (other than a class 7, class 8 or class 9 permit).	\$226.90 (13.5 fee units)
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.	\$1302.80 (77.5 fee units)
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.	\$1756.60 (104.5 fee units)
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.	\$3874.70 (230.5 fee units)
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.	\$9875.90 (587.5 fee units)
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.	\$29123.30 (1732.5 fee units)
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.	\$65458.10 (3894 fee units)
17	To subdivide an existing building (other than a class 9 permit).	\$1496.10 (89 fee units)
18	To subdivide land into two lots (other than a class 9 or class 17 permit).	\$1496.10 (89 fee units)
19	To effect a realignment of a common boundary between lots or consolidate two or more lots (other than a class 9 permit).	\$1496.10 (89 fee units)
20	Subdivide land (other than a class 9, class 17, class 18 permit or class 19 permit).	\$1496.10per 100 lots created (89 fee units 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 d) vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant.	\$1496.10 (89 fee units)
22	A permit not otherwise provided for in the regulation.	\$1496.10 (89 fee units)

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.	\$1496.10 (89 fee units)
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.	\$1496.10 (89 fee units)
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.	\$226.90 (13.5 fee units)
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.	\$714.40 (42.5 fee units)
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.	\$1462.50 (87 fee units)
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.	\$1580.10 (94 fee units)
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.	\$226.90 (13.5 fee units)
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.	\$487.50 (29 fee units)
9	Amendment to a class 9 permit.	\$226.90 (13.5 fee units)

10	Amendment to a class 10 permit.	\$226.90 (13.5 fee units)
11	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 \$100,000 or less.	\$1302.80 (77.5 fee units)
12	Amendment to a class 11, class 12, class 13, class 14, class 15 or class 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	\$1756.60 (104.5 fee units)
13	Amendment to a class 11, class 12, class 13, class 14, class 15 or class 16 permit if the estimated cost of any additional development to be permitted by the amendment is more than \$1,000,000.	\$3874.70 (230.5 fee units)
14	An amendment to a class 17 permit.	\$1496.10 (89 fee units)
15	An amendment to a class 18 permit.	\$1496.10 (89 fee units)
16	An amendment to a class 19 permit	\$1496.10 (89 fee units)
17	An amendment to a class 20 permit.	\$1496.10 per 100 lots created (89 fee units per 100 lots created)
18	An amendment to a class 21 permit.	\$1496.10 (89 fee units)
19	An amendment to a class 22 permit.	\$1496.10 (89 fee units)

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.	\$4538.70 (270 fee units)
8	For requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed under section 20A of the Act.	\$1092.65 (65 fee units)
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 which would have applied if separate applications were made.

Regulation	Type of application	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 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.	\$369.80 (22 fee units)
16	For an agreement to a proposal to amend or end an agreement under section 173 of the Act.	\$748.00 (44.5 fee units)
17	For a planning certificate.	<p>a) \$25.20 (1.5 fee units) for an application not made electronically.</p> <p>b) \$8.23 (0.49 fee units) for an 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.	\$369.80 (22 fee units)

Subdivision fees

Regulation	Purpose	Fee
6	For certification of a plan of subdivision.	\$198.40 (11.8 fee units)
7	Alteration of plan under section 10(2) of the Act.	\$126.05 (7.5 fee units)
8	Amendment of certified plan under section 11(1) of the Act.	\$159.70 (9.5 fee units)
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).

The relevant regulations are the Subdivision (Fees) Regulations 2016 and apply to Council and referral authority services. Other fees are charged under the Subdivision (Registrar's Fees) Regulations 2016 for fees payable to the Registrar of Titles under the Subdivision Act.

Council fees

Type of application		Fee
Condition plans	For the submission of condition plans submitted as part of a planning permit.	Free – first submission, \$367.00 – second submission, \$739.70 – third submission, \$1478.10 – fourth and subsequent submissions.
Extension of time	A permit holder can request an extension of time: a) before, or within six months, after the permit expiry date, where the use or development allowed by the permit has not yet started; b) within 12 months after the permit expiry date, where the development allowed by the permit lawfully started before the permit expired. If a request is made out of time, the Responsible Authority cannot consider the request and the permit holder is not able to apply to VCAT.	Fees as per table below

Type of application		Fee
Secondary consent	A permit holder can apply for an amendment under the Secondary Consent provisions where only minor modifications to the endorsed plans are proposed.	Fees as per table below
Section 29A	For report and consent on a proposed demolition.	\$96.70 (5.75 fee units)

Extension of time fees

Class of existing permit	Type of application where an extension of time is requested	Fee
1	Use only.	\$724.00
2	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 or a permit to subdivide or consolidate land) if the estimated cost of development is \$10,000 or less.	\$110.10
3	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 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$10,000 but not more than \$100,000.	\$345.90
4	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 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$100,000 but not more than \$500,000.	\$707.70
5	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 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$500,000 but not more than \$1,000,000.	\$764.70
6	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 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$1,000,000 but not more than \$2,000,000.	\$821.60
7	VicSmart application if the estimated cost of development is \$10,000 or less.	\$110.10
8	VicSmart application if the estimated cost of development is more than \$10,000.	\$236.10
9	VicSmart application to subdivide or consolidate land.	\$112.80
10	VicSmart application (other than a class 7, class 8 or class 9 permit).	\$112.80

Class of existing permit	Type of application where an extension of time is requested	Fee
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.	\$646.20
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.	\$850.00
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.	\$1874.70
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.	\$4770.90
15 or 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 \$15,000,000	\$14,089.70
17	To subdivide an existing building (other than a class 9 permit).	\$742.00
18	To subdivide land into two lots (other than a class 9 or class 17 permit).	\$742.00
19	To effect a realignment of a common boundary between lots or consolidate two or more lots (other than a class 9 permit).	\$742.00
20	Subdivide land (other than a class 9, class 17, class 18 permit or class 19 permit).	\$742.00 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 d) vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant.	\$742.00
22	A permit not otherwise provided for in the regulation.	\$724.00

Secondary consent fees

Type of application	Fee
Secondary consent request to amend plans or other documents of a permit for buildings and works to a single dwelling where the additional cost of works is \$10,000 or less.	\$110.10
Secondary consent request to amend plans or other documents of a permit for buildings and works to a single dwelling where the additional cost of works is more than \$10,000 but not more than \$100,000.	\$345.90
Secondary consent request to amend plans or other documents of a permit for buildings and works to a single dwelling where the additional cost of works is more than \$100,000 but not more than \$500,000.	\$707.30
Secondary consent request to amend plans or other documents of a permit for buildings and works to a single dwelling where the additional cost of works is more than \$500,000.	\$764.70
Secondary consent request to amend plans or other documents for a permit that is the subject of VicSmart application where the additional cost of works is \$10,000 or less.	\$110.10
Secondary consent request to amend plans or other documents for a permit that is the subject of VicSmart application where the additional cost of works is more than \$10,000.	\$236.10
Secondary consent request to amend plans or other documents for a permit that is the subject of VicSmart application to subdivide or consolidate the land	\$112.80
Secondary consent request to amend plans or other documents for a permit that is the subject of VicSmart other than a class 7, 8, or 9	\$112.80
Secondary consent request to amend plans or other documents of a permit to develop land where the additional cost of works is \$100,000 or less.	\$630.40
Secondary consent request to amend plans or other documents of a permit to develop land where the additional cost of works is more than \$100,000 but not more than \$1,000,000	\$850.00
Secondary consent request to amend plans or other documents of a permit to develop land where the additional cost of works is more than \$1,000,000.	\$1874.70
Secondary consent request to amend plans or other documents of a permit to subdivide an existing building (other than a class 9 permit).	\$742.00
Secondary consent request to amend plans or other documents of a permit to subdivide land into two lots (other than a class 9 or class 17 permit).	\$742.00
Secondary consent request to amend plans or other documents of a permit to effect a realignment of a common boundary between lots or consolidate two or more lots (other than a class 9 permit).	\$742.00
Secondary consent request to amend plans or other documents of a permit to subdivide land (other than a class 9, class 17, class 18 permit or class 19 permit).	\$742.00 per 100 lots created

Type of application	Fee
Secondary consent request to amend plans or other documents of 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 d) vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant.	\$742.00
Secondary consent request to amend plans or other documents of a permit not otherwise provided for in the regulation.	\$724.00

Advertising fees

Fee per letter or notice.	\$5.90
Public notice by sign on site – fee per sign.	\$24.40

Contact

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