Planning and responsible authorities provide services under the Planning and Environment Act 1987 which attract a fee in accordance with the [**Planning and Environment (Fees) Regulations 2016**](https://www.planning.vic.gov.au/guides-and-resources/legislation-regulation-and-fees/fees). The fee schedule below is effective from 01 July 2025 and all applications must be accompanied by the prescribed fee.

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| **Combined Permit Application or Permit Amendments** *(Regulation 10 and 13)*The fee for an application for permit or to amend a permit for more than one class of permit is the sum of the highest of the fees which would have applied if separate applications had been made plus 50% of each of the other fees which would have applied if separate applications had been made. |

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| **Class** | **Application for a Permit S.47 - Regulation 9** | **Permit****Fee** |
| 1 | Use of land | **$1,496.10** |
| **Single dwelling** | To use and/or develop land for a single dwelling per lot if the estimated cost of the development is: |  |
| 2 | Up 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** | If the estimated cost of development is: |  |
| 7 | Up to $10,000 | **$226.90** |
| 8 | More than $10,000 | **$487.50** |
| 9 | Subdivide or consolidate land | **$226.90** |
| 10 | Other than above | **$226.90** |
| **Development** | All other development (including signage and a single dwelling > $2M) if the estimated cost of the development is: |  |
| 11 | Up 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 | More than $50,000,000 | **$65,458.10** |
| **Subdivision** | To subdivide (other than a class of VicSmart) |  |
| 17 | Subdivide an existing building | **$1,496.10** |
| 18 | Subdivide land into two lots | **$1,496.10** |
| 19 | Realignment of a common boundary between two lots or to consolidate two or more lots | **$1,496.10** |
| 20 | Subdivide land other than above (fee per 100 lots created) | **$1,496.10** |
| 21 | To create, vary or remove a restriction within the meaning of the *Subdivision Act 1988*; orTo create or move a right of way; orTo create, vary or remove an easement other than a right of way; orTo vary, or remove a condition in the nature of an easement other than a right of way in a Crown grant | **$1,496.10** |
| 22 | A permit not otherwise provided for in this regulation (includes but not limited to, car parking reduction, bicycle facilities) | **$1,496.10** |

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| **Metropolitan Planning Levy** |
| The [Metropolitan Planning Levy](https://www.sro.vic.gov.au/metropolitan-planning-levy) applies to permit applications that have a development cost of **$1,311,000** or more.The levy amount is paid to the State Revenue Office before you submit a planning application with Council.[Apply for a metropolitan planning levy certificate](https://www.sro.vic.gov.au/metropolitan-planning-levy/apply-mpl-certificate) |

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| **Class** | **Amendment to a Permit S.72 - Regulation 11** | **Amendment****Fee** |
| 1 | To change the use of land allowed by the permit or allow a new use. | **$1,496.10** |
| 2 | To change the statement of what the permit allows (preamble) or to change any or all of the conditions which apply to the permit | **$1,496.10** |
| **Single dwelling** | To use and/or develop land for a single dwelling per lot if the estimated cost of the additional development is: |  |
| 3 | Up to $10,000 | **$226.90** |
| 4 | $10,001 to $100,000 | **$714.40** |
| 5 | $100,001 to $500,000 | **$1,462.50** |
| 6 | More than $500,000 | **$1,580.10** |
| **VicSmart** | If the estimated cost of the additional development is: |  |
| 7 | Up to $10,000 | **$226.90** |
| 8 | More than $10,000 | **$487.50** |
| 9 | Subdivide or consolidate land | **$226.90** |
| 10 | Other than above | **$226.90** |
| **Development** | All other development (including signage) if the estimated cost of the additional development is: |  |
| 11 | Up to $100,000 | **$1,302.80** |
| 12 | $100,001 to $1,000,000 | **$1,756.60** |
| 13 | More than $1,000,000 | **$3,874.70** |
| **Subdivision** | Other than a class of VicSmart |  |
| 14 | Class 17 Permit - Subdivide an existing building | **$1,496.10** |
| 15 | Class 18 Permit - Subdivide land into two lots | **$1,496.10** |
| 16 | Class 19 Permit - Realignment of a common boundary between two lots or to consolidate two or more lots | **$1,496.10** |
| 17 | Class 20 Permit - Subdivide land other than above (fee per 100 lots created) | **$1,496.10** |
| 18 | Class 21 Permit - To create, vary or remove a restriction, right of way or easement | **$1,496.10** |
| 19 | Class 22 Permit - A permit not otherwise provided for in this regulation | **$1,496.10** |

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| **Regulation** | **Subdivision Certification** | **Fee** |
| 6 | Certification of a plan of subdivision | **$198.40** |
| 7 | Alteration of a plan before certification, under 10(2) of the Act | **$126.10** |
| 8 | Amendment of certified plan under section 11(1) of the Act | **$159.70** |

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| **Regulation** | **Other Statutory fees** | **Fee** |
| **S.57A** | Amend an application under Section 57A of the P&E Act |  |
| 12 | 1. Amend an application for a permit after notice is given
 | **40% of the original application fee** (and c where applicable) |
| 1. Amend an application to amend a permit after notice is given
 | **40% of the original application fee** (and c where applicable) |
| 1. And any additional fee if the 57A amendment has the effect of changing the class of the permit to a new class, having a higher application fee, the applicant must pay an additional fee being the difference between the original class of application and the amended class of permit
 | **Difference between original fee and new class fee** |
| 15 | Certificate of Compliance (97N) | **$369.80** |
| 16 | For an agreement to a proposal to amend or end an agreement under section 173 of the Act | **$748.00** |
| 17 | For a planning certificate | **$25.20** for an application not made electronically**$8.20** for an application made electronically |
| 18 | **Satisfaction matters**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** |
|  | Demolition Consent as required under the Building Act (Form 29A) | **$96.70** |
| **Other Permit related fees** | **Fee** |
| Secondary Consent | **$1,325.00** |
| Satisfaction of condition of permit plans / documents– 1st submission | **No charge** |
| Satisfaction of condition of permit plans / documents – second and subsequent submissions | **$210.00** |
| Extension of Time – 1st request | **$370.00** |
| Extension of Time – 2nd request | **$470.00** |
| Extension of Time – 3rd and subsequent request | **$650.00** |
| **Public Notice** |  |
| Supply & Installation of one on-site advertising sign | **$260.00** |
| Additional on-site advertising sign (per additional sign | **$85.00** |
| Newspaper advertisement | **$725.00** |
| 1 to 5 letters | **$130.00** |
| 6 to 10 letters | **$210.00** |
| 11 to 20 letters | **$260.00** |
| 20+ lettersPlus $8 per notice (after 20 notices) | **$280.00****$8.00** |

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| **Other Council fees** | **Fee** |
| **Advice** |  |
| General enquiry (in writing) | **$220.00** |
| Planning control information request (PIR) | **$220.00** |
| Pre-Application advice – 1st request | **$350.00** |
| Pre-Application advice – subsequent request/s | **$200.00** |
| Written consent to vary a restriction | **$1325.00** |
| **Copies of documents** |  |
| Copy of Endorsed Plan (Development & Landscape Plans only) | **$200.00** |
| Copy of Permit | **$200.00** |
| Copy of Title | **$55.00** |
| **Section 173 Agreement** |  |
| Preparation | **$720.00** |
| Amend or End an agreement | **$748.00** |
| **Compliance Inspection** |  |
| Residential - up to 5 dwellings - 1st Inspection | **$155.00** |
| Residential - up to 5 dwellings - Re-inspection | **$300.00** |
| Residential - 6 to 19 dwellings - 1st Inspection | **$200.00** |
| Residential - 6 to 19 dwellings - Re-inspection | **$300.00** |
| Residential - 20+ dwellings - 1st Inspection | **$300.00** |
| Residential - 20+ dwellings - Re-inspection | **$500.00** |
| Industrial / Commercial - 1st Inspection | **$200.00** |
| Industrial / Commercial - Re-inspection | **$400.00** |

**COMBINED PERMIT APPLICATION AND PLANNING SCHEME AMENDMENT**

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, is the sum of the highest fee plus 50% of each of the other fees which would have applied if separate applications had been made.

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| **Stage** | **Planning Scheme Amendments** | **Fee** |
| 1 | 1. Considering a request to amend a planning scheme; and
2. Taking action required by Division 1 of Part 3 of the Planning and Environment Act 1987 and;
3. Considering any submissions which do not seek a change to the amendment; and

If applicable, abandoning the amendment | **$3,462.90** |
| 2 | 1. Considering a request toa mend a planning scheme; and
 |  |
| 1. up to and including 10 submissions which seek a change to an amendment and where necessary referring the submissions to a panel;
 | **$17,163.00** |
| 1. 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; and ‘
 | **$34,292.40** |
| 1. Submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel; and
 | **$45,840.90** |
| 1. providing assistance to a panel in accordance with section 158 of the Act; and
2. 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
3. considering the panel's report in accordance with section 27 of the Act; and
4. after considering submissions and the panel's report, abandoning the amendment
 |  |
| 3 | 1. adopting an amendment or a part of an amendment in accordance with section 29; and
2. submitting the amendment for approval in accordance with section 31 and
3. giving the notice of the approval of the amendment required by section 36(2) of the Act.
 | **$546.30** |
| 4 | 1. consideration by the Minister of a request to approve the amendment in accordance with section 35 of the Act; and
2. giving notice of approval of the amendment in accordance with section 36(1) of the Act.
 | **$546.30** |
| Regulation 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. (Regulation 7) | **$4,538.70** |
| Regulation 8 | For requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed under section 20A of the Act. | **$1,092.70** |