

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



Class		As at 1 July 2022
1	Use only	\$ 1,360.81
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	\$ 206.42
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	\$ 649.83
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	\$ 1,330.23
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	\$ 1,437.26
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	\$ 1,544.29

7	VicSmart application if the estimated cost of development is \$10,000 or less	\$ 206.42
8	VicSmart application if the estimated cost of development is more than \$10,000	\$ 443.41
9	VicSmart application to subdivide or consolidate land	\$ 206.42
10	VicSmart application (other than a class 7, class 8 or class 9 permit)	\$ 206.42

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	\$	1,184.98
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	\$	1,597.81
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	\$	3,424.35
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	\$	8,982.88
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	\$	26,489.93
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*	\$	59,539.29
17	To subdivide an existing building (other than a class 9 permit)	\$	1,360.81
18	To subdivide land into 2 lots (other than a class 9 or class 16 permit)	\$	1,360.81
19	To effect a realignment of a common boundary between lots or consolidate 2 or more lots (other than a class 9 permit)	\$	1,360.81
20	Subdivide land (other than a class 9, class 16, class 17 or class 18 permit)(per 100 lots)	\$	1,360.81
21	To:	\$	1,360.81
	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.		
22	A permit not otherwise provided for in the regulation	\$	1,360.81

Fees for applications to amend permits under Section 72 of the Planning and Environment Act 1987 (Regulation 11)

1	Amendment to a permit to change the use of land allowed by the permit or allow a new use of land	\$ 1,360.81
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.	\$ 1,360.81
3	Amendment to a class 2 permit *	\$ 206.42
4	Amendment to a class 3 permit *	\$ 649.83
5	Amendment to a class 4 permit *	\$ 1,330.23
6	Amendment to a class 5 or class 6 permit *	\$ 1,437.26
7	Amendment to a class 7 permit *	\$ 206.42
8	Amendment to a class 8 permit *	\$ 443.41
9	Amendment to a class 9 permit *	\$ 206.42
10	Amendment to a class 10 permit *	\$ 1,184.98
11	Amendment to a class 11 permit *	\$ 1,597.81
12	Amendment to a class 12, 13, 14 or 15 permit *	\$ 3,524.35
13	Amendment to a class 16 permit *	\$ 1,360.81
14	Amendment to a class 17 permit *	\$ 1,360.81
15	Amendment to a class 18 permit *	\$ 1,360.81
16	Amendment to a class 19 permit *	\$ 1,360.81
17	Amendment to a class 20 permit *	\$ 1,360.81
18	Amendment to a class 21 permit *	\$ 1,360.81

Other Fees

15	For a certificate of compliance 97N		336.38
16	For an agreement to a proposal to amend or end an agreement under section 173 of the Act		680.41
17	For a planning certificate	a) 1.5 fee units for an application not made electronically b)	
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 (Satisfactory Matter)	\$	336.38

Non-Statutory

Provision of advice and copies of permits and plans	\$	150.00
Secondary Consent under a permit	\$	220.00

Notification

Standard administration fee	\$	55.00
Sign on site	\$	55.00
Per notice sent	\$	9.40
Newspaper notice, if required		at cost

Extension of Time to a Planning Permit

First request	\$	200.00
Second and subsequent requests	\$	450.00

Subdivision (Fees) Regulations 2016

6	For certification of a plan of subdivision	\$	180.42
7	Alteration of plan under section 10(2) of the Act	\$	114.68
8	Amendment of certified plan under section 11(1) of the Act	\$	145.26
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)