

FEE SCHEDULE 2024/25

URBAN PLANNING

Please Note: Planning fees are subject to change. Please confirm with the Urban Planning department prior to payment.

Combined Permit Applications

The fee for an application for permit or to amend a permit involving a combination of classes is the sum arrived at by adding the highest fee (which would have applied if separate applications were made) plus 50% of the other lesser fee(s).

STATUTORY PERMIT APPLICATION FEES

Class of Permit	Type of Application	Fee
1	Change or allow a new use of land (Includes Liquor Licence)	\$1,453.40
Single dwelling	To develop land or to use and develop 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 estimated cost of the development included in the application is:	
2	Less than \$10,000	\$220.50
3	\$10,000 - \$100,000	\$694.00
4	\$100,000 - \$500,000	\$1,420.70
5	\$500,000- \$1,000,000	\$1,535.00
6	\$1,000,000-\$2,000,000	\$1,649.30
7	VicSmart Application – less than \$10,000	\$220.50
8	VicSmart Application – greater than \$10,000	\$473.60
9	VicSmart Application – subdivide or consolidate land	\$220.50
10	VicSmart Application – other than above	\$220.50
Development (includes signage)	To develop land (other than for a single dwelling per lot) if the estimated cost of development included in the application is:	
11	Less than \$100,000	\$1,265.60
12	\$100,000 – \$1,000,000	\$1,706.50
13	\$1,000,000 - \$5,000,000	\$3,764.10
14	\$5,000,000-\$15,000,000	\$9,593.90
15	\$15,000,000-\$50,000,000	\$28,291.70
16	Greater than \$50,000,000	\$63,589.00
Subdivision		
17	To subdivide an existing building	\$1,453.40
18	To subdivide land into two lots (other than a VicSmart Application)	\$1,453.40
19	Realignment of a common boundary or consolidate 2 or more lots	\$1,453.40
20	To subdivide land (three or more lots – fee per 100 lots created)	\$1,453.40
21	To remove or vary a restriction (within the meaning of the Subdivision Act 1988), easement, right of way	\$1,453.40
Other Statutory Fees		
22	Any other application for a permit not specified (includes, but not limited to, car parking reduction. Bicycle facilities, home based business)	\$1,453.40
	Certificate of Compliance	\$359.30
	Amend or end a S173 agreement	\$726.70
	Determination to the satisfaction of the Responsible Authority	\$359.30

Class	Type of Application	Fee
	Amendments to applications made under Section 57A	
	Under section 57A(3)(a) of the Act the fee to amend an application for a permit after notice is given	40% of the original application fee
	Under section 57A(3)(a) of the Act the fee to amend an application to amend a permit after notice and any additional fee 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, the applicant must pay an additional fee being the difference the original class of application and the amended class of permit	40% of the original application fee and if relevant, the difference in the higher fee
	Amendments to Permit (Section 72)	
1	Application for amendment to change use or add another use	\$1,453.40
2	Application to amend planning permit preamble or conditions (other than a single dwelling)	\$1,453.40
3	Amendment to a Class 2, 3, 4, 5 or 6 Permit – single dwelling (cost of additional development less than \$10,000)	\$220.50
4	Amendment to a Class 2, 3, 4, 5 or 6 Permit - single dwelling (cost of additional development between \$10,000 - \$100,000)	\$694.00
5	Amendment to a Class 2, 3, 4, 5 or 6 Permit - single dwelling (cost of additional development between \$100,000 - \$500,000)	\$1,420.70
6	Amendment to a Class 2, 3, 4, 5 or 6 Permit - single dwelling (cost of additional development between 500,000 - \$2,000,000)	\$1,535.00
7	Amendment to a VicSmart Permit (cost of additional development less than \$10,000)	\$220.50
8	Amendment to a VicSmart Permit (cost of additional development greater than \$10,000)	\$473.60
9	Amendment to a Class 9 VicSmart Permit - subdivision or consolidation	\$220.50
10	Amendment to a Class 10 VicSmart Permit – other than above	\$220.50
11	Amendment to a Class 11, 12, 13, 14, 15 or 16 Permit – development of land (cost of additional development less than \$100,000)	\$1,265.60
12	Amendment to a Class 11, 12, 13, 14, 15 or 16 Permit – development of land (cost of additional development between \$100,000 - \$1,000,000)	\$1,706.50
13	Amendment to a Class 11, 12, 13, 14, 15 or 16 Permit - development of land (cost of additional works greater than 1,000,000)	\$3,764.10
14	Amendment to a Class 17 Permit (building subdivision)	\$1,453.40
15	Amendment to a Class 18 Permit (2 lot subdivision)	\$1,453.40
16	Amendment to a Class 19 Permit (boundary realignment or consolidation)	\$1,453.40
17	Amendment to a Class 20 Permit (subdivision of land into >3 lots) – per 100 lots	\$1,453.40
18	Amendment to a Class 21 Permit (remove or vary and easement or restriction)	\$1,453.40
19	Amendment to a Class 22 Permit (any other application for permit not specified)	\$1,453.40
Subdivision Certification Fees (Subdivision Act 1988)		
	Certify a plan of subdivision	\$192.70
	Alteration of a plan under section 10(2) of the Subdivision Act	\$122.50
	Amendment of certified plan	\$155.10

Condition 1 Plan Submission	
First submission	No Fee
Resubmission of Plans to Satisfy Condition 1	\$178.1
Third Submission of Plans to satisfy Condition 1	\$267.25
Fourth and subsequent Submissions (Each Submission)	\$467.69

EXTENSION OF TIME AND SECONDARY CONSENT REQUESTS**Extension of Time Requests***

First request – Extension of time	20% of the application fee
Second request – Extension of time	30% of the application fee
Third and subsequent requests – Extension of time	50% of the application fee
Extension of time - Subdivision	\$668.90

Secondary Consent Requests*

Secondary Consent Application for dwelling extensions	\$183.90
Secondary Consent Applications 1-4 dwellings	\$686.00
Secondary Consent Applications 5-9 dwellings	\$721.00
Secondary Consent Applications for 10-60 dwellings	\$1,082.50
Secondary Consent Applications for more than 60 dwellings	\$1,533.30
Secondary Consent Applications for any use or commercial/industrial development less than \$1 million	\$1,066.20
Secondary Consent Applications for any commercial/industrial development greater than \$1 million	\$1,120.00
Secondary Consent Application resulting from enforcement	\$963.50

URBAN PLANNING ADDITIONAL FEES

Category	Fee
Compliance with permit advice	\$189.80
Compliance with permit advice for offsite file	\$379.40
Property Information	\$190.20
Property Information for offsite file	\$379.40
Pre-Application Advice – where meeting and/or written advice requested	\$190.20
Pre-Application Advice – where the Minister for Planning is/will be the Responsible Authority	50% of equivalent fee or Class 14 fee whichever is the greater fee.
Copy of Endorsed Plan/Permit (where electronic copy currently available)	\$59.80
Copy of Endorsed Plan/Permit (where electronic copy needs to be created)	\$189.80
Copy of Endorsed Plan/Permit (where file is stored off site)	\$379.40
Checking on building envelope compliance	\$195.50
Planning register per month	\$29.80
Planning register per year	\$238.00
Variation to Urban Design Guidelines	\$420.70
Additional fee for a retrospective application	\$364.40
Request under Section 29A of the Building Act 1993 (Heritage Demolition Advice)	\$92.20
Advertising – up to 20 letters (excluding sign(s) on site)	\$195.50
Advertising – each additional letter over 20	\$8.60
Advertising – first public notice on site	\$211.10
Advertising – second (and subsequent) public notice on site	\$44.40
Advertising – smart public notice fee (electronic copy of sign only)	\$34.50