

Planning Permit Fees and Subdivision Fees
Effective 1st July 2024

Fees for applications for permits under section 47 of the Planning & Environment Act 1987 (Regulation 9)
Fees for applications to amend permits under section 72 of the Planning & Environment Act 1987 (Regulation 11)

Class of permit	Type of Application	Fee for Permit Application	Fee to Amend Permit
Class 1	Change or allow a new use of the land	\$1,453.40	\$1,453.40
	Amendment to change the statement of what the permit allows; or change any or all conditions	N/A	\$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 is:		
Class 2	Up to \$10,000	\$220.50	\$220.50
Class 3	\$10,001 to \$100,000	\$694.00	\$694.00
Class 4	\$100,001 to \$500,000	\$1,420.70	\$1,420.70
Class 5	\$500,001 to \$1M	\$1,535.00	\$1,535.00
Class 6	\$1M to \$2M	\$1,649.30	\$1,649.30
VicSmart	A permit that is the subject of a VicSmart application if the estimated cost of the development is:		
Class 7	Up to \$10,000	\$220.50	\$220.50
Class 8	More than \$10,000	\$473.60	\$473.60
Class 9 & 10	VicSmart application to subdivide or consolidate land	\$220.50	\$220.50
All Other Development	To develop land if the estimated cost of the development is:		
Class 11	Up to \$100,000	\$1,265.60	\$1,265.60
Class 12	\$100,001 to \$1M	\$1,706.50	\$1,706.50
Class 13	\$1M to \$5M	\$3,764.10	\$3,764.10
Class 14	\$5M to \$15M	\$9,593.90	\$9,593.90
Class 15	\$15M to \$50M	\$28,291.70	\$28,291.70
Class 16	More than \$50M	\$63,589.00	\$63,589.00
Subdivision			
Class 17	Subdivide an existing building (\$1,453.40 for each 100 lots created)	\$1,453.40	\$1,453.40
Class 18	Subdivide land into 2 lots	\$1,453.40	\$1,453.40
Class 19	Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	\$1,453.40	\$1,453.40

Class of permit	Type of Application	Fee for Application	Fee to Amend
Class 20	To subdivide land <i>(\$1,453.40 for each 100 lots created)</i>	\$1,453.40	\$1,453.40
Class 21	To create, vary or remove a restriction within the meaning of the <i>Subdivision Act 1988</i> ; or To create or move a right of way; or To create, vary or remove an easement other than a right of way; or To vary or remove a condition in the nature of an easement other than a right of way in a Crown grant.	\$1,453.40	\$1,453.40
Class 22	A permit not otherwise provided for in this Regulation	\$1,453.40	\$1,453.40

Permit Applications for more than one class

Type of Application	Fee
(1) An application for more than one class of permit set out in the above table:	The sum of: The highest of the fees which would have applied if separate applications were made; and
(2) An application to amend a permit in more than one class set out in the above table:	50% of each of the other fees which would have applied if separate applications were made.

Amending an application after notice has been given

Type of Application	Fee
(1) Section 57A - Request to amend an application for permit after notice has been given; or	40% of the application fee for that class of permit or amendment to permit; and
(2) Section 57A – Request to amend an application for an amendment to a permit after notice has been given:	Where the class of application is changing to a new class of higher application fee, the difference between the fee for the application to be amended and the fee for the new class.

Subdivision Certification

Regulation	Purpose	Fee
6	Certification of a plan of subdivision	\$192.70
7	Alteration of plan	\$122.50
8	Amendment of certified plan	\$155.10
9	Subdivision Inspection fee – 2 nd and Subsequent Inspection	\$352.00

Combined Permit Application 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.

OTHER FEES

Type of Application	Fee
Certificate of Compliance under Section 97N	\$359.30
Satisfaction matters	\$359.30
Amend or end a Section 173 agreement	\$726.70
Secondary consent to plans	\$555.00
Extension of time to a permit	\$300.00
Property Information on Planning Controls:	
	Residential \$200.00
	Commercial/Industrial \$220.00 (GST inclusive)
Advertising fee per notification required (for owners & occupiers)	\$17.00
Advertising fee per on-site sign	\$260.00 (GST inclusive)
Request under Section 29A of the Building Act 1993 for: Report and Consent on Proposed Demolition – Form A	\$93.90

Reference should be made to the Planning and Environment (Fees) Regulations 2024 and the Subdivision (Fees) Regulations 2024 to obtain the complete wording of individual fee regulations. [Planning Victoria Fees](#)