

Statutory Planning – Schedule of Fees

The below Planning fees apply from 1 July 2025 for the 2025-2026 Financial Year.

All fees must be paid when you lodge an application or request to Council.

Applications or requests submitted without the applicable fee will be returned to the applicant.

For more information on fees prescribed under the *Planning & Environment (Fees) Regulations 2016* and the *Subdivision (Fees) Regulations 2016*, refer to www.planning.vic.gov.au.

The Regulations set statutory planning fees in fee units. In accordance with the *Monetary Units Act 2004*, the current value of a fee unit for the 2025-2026 financial year is: \$16.81. The statutory fees displayed below are the converted dollar value of the relevant fee unit for each fee class.

GST (Goods and Services Tax) is not applicable to statutory fees. Other Council fees within this schedule are subject to GST.

Applications for Permits under Section 47 of the *Planning and Environment Act 1987* (Regulation 9)

Class	Type of permit application	Fee
Class 1	Use of land	\$1,496.10
Single Dwellings (up to \$2M) – A permit to develop land for a single dwelling, 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 if the estimated cost of development is:		
Class 2	\$10,000 or less	\$226.90
Class 3	\$10,001 – \$100,000	\$714.40
Class 4	\$100,001 – \$500,000	\$1,462.50
Class 5	\$500,001 – \$1,000,000	\$1,580.10
Class 6	\$1,000,001 – \$2,000,000 (cost of works over \$2M, Class 13-15 apply)	\$1,697.80
VicSmart Applications		
Class 7	If the estimated cost of development is \$10,000 or less	\$226.90
Class 8	If the estimated cost of development is more than \$10,000	\$487.50
Class 9	VicSmart application to subdivide or consolidate land	\$226.90
Class 10	VicSmart application (other than a class 7, class 8 or class 9 permit)	\$226.90
Other Development – A permit to develop land (including two or more dwellings on a lot, non-residential developments, single dwellings exceeding \$2 million, and applications to construct or put up for display a sign) if the estimated cost of development is:		
Class 11	\$100,000 or less	\$1,302.80
Class 12	\$100,001 – \$1,000,000	\$1,756.60
Class 13	\$1,000,001 – \$5,000,000	\$3,874.70
Class 14	\$5,000,001 – \$15,000,000	\$9,875.90
Class 15	\$15,000,001 – \$50,000,000	\$29,123.30
Class 16	\$50,000,000 +	\$65,458.10
Subdivision		
Class 17	To subdivide an existing building (other than VicSmart)	\$1,496.10
Class 18	To subdivide land into 2 lots (other than a VicSmart or Class 17 permit)	\$1,496.10
Class 19	To effect a realignment of a common boundary between lots or to consolidate 2 or more lots (other than a class 9 permit)	\$1,496.10
Class 20	To subdivide land (other than a VicSmart, Class 17, Class 18 or Class 19 permit) (for each 100 lots created)	\$1,496.10 (for each 100 lots created)
Class 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 a right of way) in a Crown grant.	\$1,496.10
Permit not otherwise provided for in this Regulation		



Class 22	A permit not otherwise provided for in this Regulation (e.g. an application to reduce the required number of car parking spaces)	\$1,496.10
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Applications to Amend Permits under Section 72 of the *Planning and Environment Act 1987* (Regulation 11)

Class	Type of amendment application	Fee
Class 1	Amendment to a permit to change the use of land allowed by the permit or allow a new use of land	\$1,496.10
Class 2	Amendment to a permit to change the statement of what the permit allows or to change any or all of the conditions which apply to the permit	\$1,496.10
Single Dwellings – if the estimated cost of any additional development to be permitted by the amendment is:		
<i>Please note: if the original permit refers to more than one dwelling, the Other Development fee schedule applies (see below).</i>		
Class 3	\$10,000 or less	\$226.90
Class 4	\$10,001 – \$100,000	\$714.40
Class 5	\$100,001 – \$500,000	\$1,462.50
Class 6	\$500,000+	\$1,580.10
VicSmart Amendments – if the estimated cost of any additional development to be permitted by the amendment is:		
Class 7	\$10,000 or less	\$226.90
Class 8	\$10,000+	\$487.50
Class 9	Amendment to a VicSmart Permit to subdivide or consolidate land	\$226.90
Class 10	Amendment to any other VicSmart permit	\$226.90
Other Development – if the estimated cost of any additional development to be permitted by the amendment is:		
Class 11	\$100,000 or less	\$1,302.80
Class 12	\$100,001 – \$1,000,000	\$1,756.60
Class 13	\$1,000,000 +	\$3,874.70
Subdivision – an application to amend a subdivision permit		
Class 14	To subdivide an existing building (other than VicSmart)	\$1,496.10
Class 15	To subdivide land into 2 lots (other than a VicSmart or Class 17 permit)	\$1,496.10
Class 16	To effect a realignment of a common boundary between lots or to consolidate 2 or more lots (other than a class 9 permit)	\$1,496.10
Class 17	To subdivide land (other than a VicSmart, Class 17, Class 18 or Class 19 permit)	\$1,496.10 (for each 100 lots created)
Class 18	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 vary or remove a condition in the nature of an easement (other than a right of way) in a Crown grant.	\$1,496.10
Amendment to Permit not otherwise provided for in this Regulation		
Class 19	Amendment to a permit not otherwise provided for in this Regulation (e.g. an application to reduce the required number of car parking spaces)	\$1,496.10

Combined permit and amended permit applications

As per the table below (Regulation 10 and 13), the fee for an application for any combination of use, development, subdivision or any other matter referred is the sum of the highest of the fees which would have applied if separate applications were made, plus 50% of each of the other fees which would have applied if separate applications were made.

Other Fees



Regulation	Type of application	Fee
Reg 10	For combined permit applications	Sum of the highest of the fees which would have applied if separate applications had been made; and 50% of each of the other fees which would have applied if separate applications had been made.
N/A	Amend an application for a permit or an application to amend a permit before notification (Section 50 or Section 50A)	No fee
Reg 12	Amend an application for a permit or an application to amend a permit after notice has been given (Section 57A) Note: If an application to amend an application 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 between the fee for the permit originally submitted and the fee for the new class of permit.	Various 40% of the current application for that class of permit under Regulation 9 or Regulation 11
Reg 13	For a combined application to amend a permit	The sum of the highest of the fees which would have applied if separate applications had been made and 50% of each of the other fees which would have applied if separate applications were made.
Reg 14	For a combined permit and planning scheme amendment Under section 96A(4)(a) of the Act	The sum of the fee(s) for the amendment to the planning scheme (regulation 6) and whichever of the following applies: <ul style="list-style-type: none"> 50% of the fee which would have applied if the permit application had been made separately; or if the permit application is for more than one class of permit (regulation 9), the highest of the fees which would have applied if the permit applications had been made separately.
Reg 15	Certificate of Compliance (97N)	\$369.80
Reg 16	Amend or end an agreement under Section 173 of the Act	\$748.00
Reg 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 (Satisfaction Matters)	\$369.80

Subdivision Fees

Regulation	Type of application	Fee
Reg 6	For certification of a plan of subdivision	\$198.40
Reg 7	Alteration of plan under Section 10(2) of the Act	\$126.10
Reg 8	Amendment of certified plan under Section 11(1) of the Act	\$159.70
N/A	Public Open Space Revaluation Fee	\$509.85

Council Fees



Type of Application	Type of application	Fee
Condition Plans	Submission of plans to satisfy Permit conditions	First submission: Free Second submission: \$257.50 Third or subsequent submission: \$515
Condition Plans (VCAT Amended Permits)	Submission of plans to satisfy permit conditions for a S87A VCAT Amended Permit	\$1500 for first and each subsequent submission
Extension of Time	The owner or the occupier of the land to which a permit applies, or another person with the written consent of the owner, may request an extension of time: a) Before or within 6 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.	Fees as per the below table
Secondary Consent	A permit holder can apply for an amendment to endorsed plans via the Secondary Consent provisions where only minor modification to the plans are proposed.	Fees as per the below table
Pre Application Meetings	Meeting with a Planning officer and follow up written advice	Fees as per the below table
Planning Information Request (PIR) – (per property)	Written planning advice from Council (e.g. confirmation of applicable planning scheme controls and/or planning permit requirements, including subdivision related information requests)	\$331

Extension of Time fees

Extension of Time	Fee
1 new dwelling (including alterations and extensions to a dwelling)	\$444.60
2-9 dwellings (including dual occupancy development with one new dwelling)	\$792.60
10+ dwellings	\$1190.70
Change of Use and/or Reduction of Car Parking Requirement	\$453.40
Commercial / Industrial (Use and/or Development)	\$817.40
Non-Residential or Mixed-Use Development – Cost of Development \$0 - \$100,000	\$817.40
Non-Residential or Mixed-Use Development – Cost of Development \$100,001 - \$1,000,000	\$953.30
Non-Residential or Mixed-Use Development – Cost of Development \$1,000,001 - \$5,000,000	\$1281.10
Non-Residential or Mixed-Use Development – Cost of Development \$5,000,001 - \$15,000,000	\$2435.10
Non-Residential or Mixed-Use Development – Cost of Development \$15,000,000+	\$4899.20
Subdivision Permit	\$546.30
VicSmart Permit	\$132.77
Second Extension of Time request	Various
A fee of 30% of the application fee (based on the current FY Fee Schedule), excluding Class 2 - 10 Permits	
Third or subsequent Extension of Time request	Various
A fee of 50% of the application fee (based on the current FY Fee Schedule), excluding Class 2 - 10 Permits	

Secondary Consent Fees

Secondary Consent	Fee
1 New Dwelling (including extension and alterations)	\$226.80

2 – 4 Dwellings	\$850.60
5 – 9 Dwellings	\$1134
10+ Dwellings	\$1701.10
Commercial / Industrial	\$1701.10
Change of Use and/or Reduction of Car Parking requirement	\$850.60
Mixed Use Development – Cost of Development \$0 - \$100,000	\$850.60
Mixed Use Development – Cost of Development \$100,001 - \$1,000,000	\$1701.10
Mixed Use Development – Cost of Development \$1,000,000+	\$3402.30
Subdivide an existing building or land into two lots, realign common boundary and consolidation	\$850.60
Subdivide land into 3 - 100 Lots	1490.60
Subdivide land into 101 - 200 Lots	\$2981.10
Subdivide land into 201 - 300 Lots	\$4471.80
Subdivide land into 301+ Lots	\$5962.30
To: a) create, vary or remove a restriction within the meaning of the <i>Subdivision Act 1988</i> ; or b) create or remove a right of way; or c) create, vary or remove an easement other than a right of way; or vary or remove a condition in the nature of an easement (other than a right of way) in a Crown grant.	\$818
VicSmart Secondary Consent application for subdivision, car parking reduction, and/or where the estimated overall total cost of works being sought is less than \$10,000	\$218.50
VicSmart Secondary Consent application where the estimated overall total cost of works being sought is equal to or greater than \$10,000	\$469.30

Pre Application Meeting Fees

Pre-Application Meeting	Fee
1 Dwelling on a Lot (including extensions and/or alterations to an existing dwelling)	No Fee
2 - 6 Dwellings	\$360.50
7-19 Dwellings	\$721
20+ Dwellings	\$978.50
Non-Residential	\$360.50
Complex Residential Mixed Use and/or Complex Non-Residential	\$1287.50
Minister for Planning Applications (pre-application meeting and/or referral request) – Class 15 A fee of 25% of the application fee for each pre-application meeting and/or referral request (based on the current FY Fee Schedule).	Various
Minister for Planning Applications (pre-application meeting and/or referral request) – Class 16 A fee of 25% of the application fee for each pre-application meeting and/or referral request (based on the current FY Fee Schedule).	Various

Public Notification (Advertising) Fees

Public Notification	Fee
Letters	
0 - 20 letters	\$270.50
21 - 30 letters	\$383.50
31 - 40 letters	\$484.40
41 - 50 letters	\$592.20
51 - 60 letters	\$691.30
61 - 70 letters	\$794.50
71 - 80 letters	\$901.30
81 - 90 letters	\$1007.10
91 - 100 letters	\$1114.70

Per additional letter in excess of 100 letters	\$10.10
Site Notices	
1 Site notice	\$267.30
Each additional site notice (where more than 1)	\$53.60
Replacement site notice	\$267.30
Newspaper Notice	
Newspaper Advert of Planning Permit application (e.g. Covenant variation/removal)	\$711.70

Administrative Fees

Administrative Function (Copies of Plans, Permits or other documents)	Fee
Copying or Printing A4 Documents greater than 10 pages (excludes endorsed documents)	\$1.70 per page
Copying or Printing A3 Documents greater than 10 pages (excludes endorsed documents)	\$4.00 per page
Copy of Planning Permit from 2015 (Hard copy or Digital)	\$45.40
Copy of an endorsed plan or document from 2015 (Hard copy or digital) per document	\$45.40
Copy of Planning Permit before 2015 (Hard copy or Digital)	\$190.60
Copy of an endorsed plan or document before 2015 (Hard copy or digital) per document	\$195.80
Digitisation of documents larger than A3 (flat rate)	\$124.70

Metropolitan Planning Levy

The metropolitan planning levy (MPL) is a Victorian State Government levy, introduced on 1 July 2015. Further information about the levy is available on the State Revenue Office website.

The levy is imposed where applicants make a leviable planning permit application for developing certain land in metropolitan Melbourne.

You have to pay the levy if you want to apply for a planning permit to develop land in metropolitan Melbourne where the estimated cost of the development is more than the levy threshold.

From 1 July 2025, the levy threshold is \$1,311,000. The threshold is adjusted by the Consumer Price Index on 1 July each year.

If the estimated development cost is more than the threshold, you cannot lodge your planning permit application without a current MPL certificate. An MPL certificate is valid for 180 days after its issue date.

If a leviable application is lodged without the MPL certificate, the application is void and will be returned to the applicant.

Where an application for development is lodged that may be subject to a levy, Council will seek clarification from the permit applicant regarding the estimated cost of development.

Estimated cost of development – Medium Density Housing:

Council calculates the estimated cost of development for all medium density housing proposals utilising ABS data, which is updated after each financial year. Medium Density Housing applications lodged with Council that provide an estimated cost of development markedly less than this calculation will be required to support the provided estimate with a quantity surveyor report prepared by a suitably qualified professional. This will be requested as part of the Further Information request prepared for the application. An increase to the cost of development established through provision of a quantity surveyors report may result in need to provide payment of additional planning permit fees and the submission of an MPL certificate should the cost of works exceed \$1,311,000.

Refunds for Withdrawn Applications

If you decide to withdraw your planning application (including new permits, Section 72

Amendments, and other non-statutory applications such as Extension of Time and Secondary Consent applications), depending on its status you may be eligible for a partial refund of the application fee.

For consideration of a refund, provide a written request to the planning officer assessing the application, including the reasons for why a refund is being requested.

The table below details the criteria generally utilised for calculation of a refund request for a planning application:

Application Status (when withdrawn)	Refund value
Application lodged, but no assessment undertaken (for Planning Permit, Amended Planning Permit, and Secondary Consent applications)	All fees excluding a \$190 administration charge
Prior to Public Notice (Planning Permit and Amended Planning Permit applications)	25% of the application fee
After Public Notice (Planning Permit and Amended Planning Permit applications)	No refund
Refund of other planning fees (e.g. Extension of Time and Condition Plan applications)	25% of the application fee prior to report being written. No refund where report has been written

