

Planning & Subdivision Fees

2025-26

The below list is a summary of the most common types of fees. Fees are in accordance with the *Planning and Environment (Fees) Regulations 2016* and *Subdivision (Fees) Regulations 2016*, where applicable. The Regulations set fees in fee units. The fee units have been converted to a dollar value on the basis of the value of a fee unit as it is set for the 2025-26 financial year. A fee unit value is adjusted each year by the Treasurer's amount and is published in the Government Gazette.

The amount of the calculated fee may be rounded to the nearest 10 cents.

The current value of a fee unit for the 2025- 2026 financial year is: \$16.81

A full list of fees for services under the *Planning and Environment Act 1987* is available from the State Government website at <https://www.planning.vic.gov.au/guides-and-resources/legislation-regulation-and-fees/fees>

Fee type	Page
Planning Permits	2
Amendments to Planning Permits	5
Amendments to Planning Permit Applications	8
Fees under the <i>Subdivision Act 1988</i>	8
Certificates of Compliance	8
End or Vary a Section 173 Agreement	8
Council Fees / Other Fees	9
Metropolitan Planning Levy	9

Planning & Subdivision Fees

2025-26

Planning Permits

Use applications

A permit relating to use of land.

Class		Fee units	Fee (\$)
1	Use only	89	\$1,496.10

Single dwelling use and/or development

(includes vegetation removal associated with a single dwelling on a lot)

A permit to:

- (a) Develop land for a single dwelling per lot; or
- (b) Use and develop land for a single dwelling per lot; or
- (c) Undertake development ancillary to the use of land for a single dwelling per lot--

if the estimated cost of development is:

Class		Fee units	Fee (\$)
2	\$10,000 or less	13.5	\$226.90
3	More than \$10,000 but not more than \$100,000	42.5	\$714.40
4	More than \$100,000 but not more than \$500,000	87	\$1,462.50
5	More than \$500,000 but not more than \$1 million	94	\$1,580.10
6	More than \$1,000,000 but not more than \$2 million	101	\$1,697.80
	More than \$2 million – refer to fee classes 13 to 16		

VicSmart applications

To find out more about VicSmart, visit <https://www.planning.vic.gov.au/guides-and-resources/guides/all-guides/vicsmart-permits>

A permit that is the subject of a VicSmart application, if the estimated cost of the development is:

Class		Fee units	Fee (\$)
7	\$10,000 or less	13.5	\$226.90
8	More than \$10,000	29	\$487.50

A permit that is the subject of a VicSmart application:

9	To subdivide or consolidate land	13.5	\$226.90
10	Other than a class 7, class 8 or class 9 permit	13.5	\$226.90

Planning & Subdivision Fees

2025-26

Development applications

(including signage and vegetation removal not associated with a single dwelling on a lot)

A permit to develop land (other than for the above single dwelling use and/or development, VicSmart permit and/or a permit to subdivide or consolidate land) if the estimated cost of development is:

Class		Fee units	Fee (\$)
11	\$100,000 or less	77.5	\$1,302.80
12	More than \$100,000 and not more than \$1 million	104.5	\$1,756.60
13	More than \$1 million and not more than \$5 million	230.5	\$3,874.70
14	More than \$5 million and not more than \$15 million	587.5	\$9,875.90
15	More than \$15 million and not more than \$50 million	1732.5	\$29,123.30
16	More than \$50 million	3894	\$65,458.10

Subdivision applications

(excluding VicSmart subdivision applications)

A permit:			
Class		Fee units	Fee (\$)
17	To subdivide an existing building	89	\$1,496.10
18	To subdivide land into two lots	89	\$1,496.10
19	To effect a realignment of a common boundary between lots or consolidate 2 or more lots	89	\$1,496.10
20	Other subdivisions	89	\$1,496.10
		per 100 lots created	
21	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 d) vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant	89	\$1,496.10

Planning & Subdivision Fees

2025-26

Other applications

(including reduction to car parking requirements, reduction to bicycle facility requirements, creation/alteration of access to a road in a Transport Zone 2)

Class		Fee units	Fee (\$)
22	A permit not otherwise provided for in the regulation	89	\$1,496.10

Combined applications

For combined permit applications where more than one fee applies (e.g. a subdivision and a buildings and works application), the amount payable will be 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.

Planning & Subdivision Fees

2025-26

Amendments to Planning Permits

(under section 72 of the *Planning and Environment Act 1987*)

Amendments to the use/s allowed by a permit

Class		Fee units	Fee (\$)
1	An amendment to a permit to: a) Change the use of land allowed by the permit; or b) Allow a new use of land	89	\$1,496.10

Amendments to the statement of what the permit allows or changes to the permit conditions

Class		Fee units	Fee (\$)
2	An 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)— a) To change the statement of what the permit allows; or b) To change any or all of the conditions which apply to the permit	89	\$1,496.10

Amendments to a permit for a single dwelling use and/or development

(including development ancillary to the use of land for a single dwelling per lot)

An amendment to a permit if the estimated cost of any additional development to be permitted by the amendment is:			
Class		Fee units	Fee (\$)
3	\$10,000 or less	13.5	\$226.90
4	More than \$10,000 but not more than \$100,000	42.5	\$714.40
5	More than \$100,000 but not more than \$500,000	87	\$1,462.50
6	More than \$500,000	94	\$1,580.10

Planning & Subdivision Fees

2025-26

Amendments to a VicSmart permit

An amendment to a VicSmart permit if the estimated cost of any additional development is:

Class		Fee units	Fee (\$)
7	\$10,000 or less	13.5	\$226.90
8	More than \$10,000	29	\$487.50
An amendment to:			
9	A VicSmart permit to subdivide or consolidate land	13.5	\$226.90
10	A class 10 VicSmart permit	13.5	\$226.90

Amendments to a development permit

An amendment to a permit if the estimated cost of any additional development to be permitted by the amendment is:

Class		Fee units	Fee (\$)
11	\$100,000 or less	77.5	\$1,302.80
12	More than \$100,000 and not more than \$1 million	104.5	\$1,756.60
13	More than \$1 million	230.5	\$3,874.70

Amendments to subdivision permits

(excluding VicSmart subdivision applications)

An application to amend a permit where the original permit allowed:

Class		Fee units	Fee (\$)
14	To subdivide an existing building	89	\$1,496.10
15	To subdivide land into two lots	89	\$1,496.10
16	To effect a realignment of a common boundary between lots or consolidate 2 or more lots	89	\$1,496.10
17	Other subdivisions	89	\$1,496.10
		per every additional 100 lots created	

Planning & Subdivision Fees

2025-26

18	An amendment to a permit 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 d) vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant	89	\$1,496.10
----	--	----	------------

Amendments to other permits

Class		Fee units	Fee (\$)
19	An amendment to a permit not otherwise provided for in the regulation	89	\$1,496.10

Combined amendments to permits

For combined applications to amend permits where more than one fee applies (e.g. a subdivision and a development application), the amount payable will be 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.

Planning & Subdivision Fees

2025-26

Amendments to Planning Permit Applications

Under section 50, section 50A and section 57A of the *Planning and Environment Act 1987*

Sec.	Purpose	Fee (\$)
50	Amendment to application at request of applicant before notice	Nil
50A	Amendment to application at request of responsible authority before notice	Nil
57A	Amendment to application after notice is given	40% of the fee applicable to the original permit class plus the difference in fees if the amendment changes the class of permit to that with a higher application fee

Fees under the *Subdivision Act 1988*

Reg.	Purpose	Fee units	Fee (\$)
6	For certification of a plan of subdivision	11.8	\$198.40
7	Alteration of plan under section 10(2) of the Act	7.5	\$126.10
8	Amendment of certified plan under section 11(1) of the Act	9.5	159.70

Certificates of Compliance

Issued under Part 4A of the *Planning and Environment Act 1987* (includes 'existing use rights' certificates)

Reg.		Fee units	Fee (\$)
15	For a certificate of compliance	22	\$369.80

End or Vary a Section 173 Agreement

Reg.		Fee units	Fee (\$)
16	For an agreement to a proposal to amend or end an agreement under section 173 of the Act	44.5	\$748.00

Planning & Subdivision Fees

2025-26

Council Fees / Other Fees

	Fee (\$)
Pre-Application meeting	\$315.00 (Intermediate)
	\$600.00 (Advanced)
Planning information request / planning enquiry	\$285.00
Copy of planning permit and/or endorsed plans	\$219.00
Secondary consent (for a VicSmart permit)	\$260.00
Secondary consent	\$720.00
Extension of time to a permit (first request)	\$400.00
Extension of time to a permit (second and subsequent request)	\$550.00
Advertising sign (for notice of an application) (when applicable)	\$302.00
	\$71.00 (additional sign)
Advertising letters (for notice of an application) (when applicable)	\$146.00 (up to 10 letters)
	\$275.00 (11 to 20 letters)
	\$340.00 (more than 20 letters)
Advertising – newspaper (for notice of an application) (when applicable)	\$207.00 + full cost recovery
To Council's satisfaction (22 fee units)	\$369.80
Section 173 agreement administration fee	\$385.00
Condition plan endorsement	\$223.00
Reinspection fee	\$385.00

Metropolitan Planning Levy

The *Planning and Environment Act 1987* requires a levy payment prior to making a planning permit application to develop land in metropolitan Melbourne (including the whole area within Cardinia Shire) where the estimated cost of the development is more than the levy threshold.

The levy threshold for the 2025-2026 financial year is **\$1,311,000**

The levy amount is \$1.30 for every \$1,000 of the estimated cost of the development for which the leviable planning permit is required.

If the estimated cost of the development for which the leviable planning permit is required is not a multiple of \$1,000, the estimated cost is to be rounded up or down to the nearest \$1,000. If the amount by which it is to be rounded is \$500, it is to be rounded up.

More information, including how to apply for a Metropolitan Planning Levy certificate, can be found on the State Revenue Office website at <https://www.sro.vic.gov.au/metropolitan-planning-levy> or in *Planning Practice Note 82: Applying the Metropolitan Planning Levy*.