

July 2026

PLANNING PERMIT FEES	NOTE	FEE (INCLUDING GST)	GST 10%	OFFICE USE
Class 1 use only	Change of use	\$1,537.00	N/A	(Plng) C1
SINGLE DWELLING	Development, or use and development and ancillary works for a single dwelling on a lot			
Class 2 \$10,000 or less	Does not apply to an application to remove/prune trees only – refer below	\$233.10	N/A	(Plng) C2-6
Class 3 \$10,000.01 - \$100,000		\$734.00		
Class 4 \$100,001 - \$500,000		\$1,502.50		
Class 5 \$500.00.01 - \$1,000,000		\$1,623.40		
Class 6 \$1,000,000.01 - \$2,000,000*	More than \$2,000,000 refer Class 13 to Class 16	\$1,744.30		
VICSMART	VicSmart applications only (Refer below for tree removal/pruning fee)			
Class 7	Estimated cost of development is \$10,000 or less	\$233.10	N/A	(Plng) C7-8
Class 8	Estimated cost of development is more than \$10,000*	\$500.80		(Plng) C9
Class 9	Subdivide or Consolidate	\$233.10		(Plng) C10
Class 10	VicSmart applications other than Class 7, 8 or 9	\$233.10		
TREE REMOVAL				
Arborist Review Tree <u>Removal</u>		\$226.90	10%	(Plng) Arbor
Arborist Review Tree <u>Pruning</u>		\$113.45		(Plng) ArborP
OTHER DEVELOPMENT				
Class 11 \$100,000 or less		\$1,338.40	N/A	(Plng) C11-16
Class 12 \$100,000.01 - \$1,000,000		\$1,804.70		
Class 13 \$1,000,000.01 - \$5,000,000*		\$3,980.70		
Class 14 \$5,000,000.01 - \$15,000,000*		\$10,146.10		
Class 15 \$15,000,000.01 - \$50,000,000*		\$29,920.30		
Class 16 more than \$50,000,000.01*		\$67,249.40		
Class 22	A permit not otherwise provided for in the Regulations – including signage	\$1,537.00		(Plng) C22
Combined planning permit applications (excludes certification and compliance)	Sum of the highest of the fees which would have applied if separate applications were made and 50% of each of the other fees	Refer Note		(Plng) CP
*A Metropolitan Planning Level Certificate must be submitted with an estimated cost of development in excess of the 2026-2027 threshold of \$1,344,000 as stipulated by the State Revenue Office. All enquires and more information, refer to sro.vic.gov.au/metropolitan-planning-levy				

PLANNING PERMIT FEES	NOTE	FEE (INCUDING GST)	GST 10%	OFFICE USE
AMENDMENTS AFTER NOTICE (PRIOR TO DECISION) FEES				
Reg 12 (a)	Amend an application for a permit	40% of the fee for that Class	N/A	(PIng) AMDAN
Reg 12 (b)	Amend an application to amend a permit	40% of the fee for that Class		
Reg 12 (c)	If the application to amend an application for a permit or amend an application to amend a permit results in a new Class of permit having a higher application fee, an additional fee bring the difference of the original class of application and the amended class of permit	Refer Note		
SUBDIVISION FEES				
Class 9	VicSmart - Subdivide or Consolidate	\$233.10	N/A	(PIng) C9
Class 17	To subdivide an existing building (other than VicSmart)	\$1,537.00		(PIng) C17-21
Class 18	To subdivide land into two lots (other than VicSmart)			
Class 19	Realignment of common boundary or consolidate two or more lots	\$1,537.00	N/A	(PIng 17-21)
Class 20	Subdivide land (other than VicSmart)*	\$1,537.00 per 100 lots		(PIng) C20
Class 21	Create, vary or remove a restriction, create or remove a right of way or, vary or remove a condition of an easement in a Crown grant	\$1,537.00		(PIng) C17-21
Reg 6	For certification of a Plan of Subdivision	\$203.80		(Cert) Reg 6
Reg 7	Alteration of plan under Section 10(2) of the Act (prior to certification)	\$129.50		(Cert) Reg 7
Reg 8	Amendment of certified plan under Section 11(1) of the Act	\$164.10		(Cert) Reg 8
Reg 9	Checking of engineering pans	0.75% of the estimated cost of construction		(Bonds) Plchk
Reg 10	Engineering Plan prepared by Council	3.5% of the cost of works proposed in the engineering plans		(Bonds) Supfee
Reg 11	Supervision of works	2.5% of the estimated cost of construction		(Bonds) Supfee
SATISFACTION OF RESPONSIBLE AUTHORITY FEE				
Reg 18	Determination to the satisfaction of Council	\$379.90	N/A	(PIng) Reg 18

AMENDMENT TO EXISTING PLANNING PERMIT (UNDER SECTION 72) FEES (GST not applicable)			
	NOTE	FEE	OFFICE USE
PERMIT AMENDMENTS			
Class 1	Amendment to a permit to change the use or allow a new use on the land	\$1,537.00	(Plng) AMD
Class 2	Amendment to change what the permit allows or conditions (other than a single dwelling per lot)		
SINGLE DWELLING	Amendment to development, or use and development and ancillary works for a single dwelling on a lot - if the estimated cost of any additional development by the amendment is:		
Class 3	\$10,000 or less	\$233.10	(Plng) AMD
Class 4	More than \$10,000 and not more than \$100,000	\$734.00	
Class 5	More than \$100,000 and not more than \$500,000	\$1,502.50	
Class 6	More than \$500,000	\$1,623.40	
VICSMART			
Class 7	Estimated cost of any additional development is \$10,000 or less.	\$233.10	(Plng) AMD
Class 8	Estimated cost of any additional development is more than \$10,000.	\$500.80	
Class 9	Amendment to VicSmart Class 9 Permit (subdivide or consolidate land)	\$233.10	
Class 10	Amendment to VicSmart Class 10 Permit (other than a Class 7, 8 or 9 permit)		
OTHER DEVELOPMENT	If the estimated cost of any additional development by the amendment is:		
Class 11	\$100,000 or less	\$1,338.40	(Plng) AMD
Class 12	More than \$100,000 and not more than \$1,000,000	\$1,804.70	
Class 13	More than \$1,000,000	\$3,980.70	
SUBDIVISION			
Class 14	To subdivide an existing building (other than VicSmart)	\$1,537.00	(Plng) AMD
Class 15	To subdivide land into two lots (other than VicSmart)		
Class 16	Realignment of common boundary or consolidate two or more lots		
Class 17	Subdivide land (other than a VicSmart)	\$1,537.00 per 100 lots	(Plng) AMDSD
Class 18	Create, vary or remove a restriction, create or remove a right of way or, vary or remove a condition of an easement in a Crown grant	\$1,537.00	(Plng) AMD
Class 19	A permit not otherwise provided for in the Regulations – including signage		
COMBINED APPLICATIONS			
Combined application to amend a permit	Sum of the highest of the fees which would have applied if separate applications were made and 50% of each of the other fees (excludes certification and compliance)	Refer Note	(Plng) AMDCP

PLANNING FEES		NOTE	FEE (INC GST)	GST 10%	OFFICE USE
	SECONDARY CONSENT & EXTENSION OF TIME FEES				
Secondary Consent request			\$625	10%	(Plng) AMDSC
EOT		Extension of time	\$340		(Plng) AMDET1
EOT1		Extension of time for permit for three or more dwellings	\$870		(Plng) AMDET2
EOTT		Extension of time for permit for tree removal/pruning permit	\$110		(Ping) AMDETT
	SECTION 173 AGREEMENT FEES				
Reg 16		For an agreement to end/amend a Section 173 Agreement	\$768.50	N/A	(Plng) Reg16
Preparation of Section 173 Agreements		S173 Agreements are prepared through Jackson Lane Legal, Maddocks, Planology, with payment direct to Jackson Lane Legal/Maddocks/Planology	Applicable lawyer’s fee	10%	
	CERTIFICATE OF COMPLIANCE FEE				
Reg 15		Certificate of compliance	\$379.50	N/A	(Plng) Reg15
	ADVERTISING (PUBLIC NOTIFICATION) FEES				
Public Notice sign for displaying on site		Per site	\$280	10%	(Plng) Adv-S
10 or less Mail Notices			\$250		(Plng) Adv-n
11 – 50 Mail Notices		\$250 for 10 mail notices and \$20 for each additional	Refer Note		
51 – 100 Mail Notices			\$1,270		
101 or more Mail Notices			\$2,770		
Mail notices greater than 200			\$3,490		
	PRE-APPLICATION REQUEST FEE				
Pre-application request			\$420	10%	(Plng) Preapp
	MINISTERIAL APPLICATION FEES				
Pre-Application Written Advice		Per request where Minister for Planning is the Responsible Authority	25% of the relevant planning application class fee	10%	(Plng) Minpre
Pre-Application Meeting		Per request and in addition to Written Advice fee where Minister for Planning is the Responsible Authority	25% of the relevant planning application class fee		(Plng) Minprm
Administration Fee		Where the Responsibility Authority is someone other than Council	\$310		(Plng) Minadm
	PLANNING INFORMATION REQUEST FEE				
Planning information request		Standard letter request for planning information	\$160	10%	(Plng) GENENQ

PLANNING FEES		NOTE	FEE (INC GST)	GST 10%	OFFICE USE
BONDS					
Works bond (refundable)		150% of estimated costs of works. Min bond amount \$8,500 for incomplete works bond and \$4,500 for maintenance bond	Refer Note	N/A	(Bonds) Depnd
Landscape bond- Private land (refundable)		Bond fee may be increased based on the extent of landscaping works required to be undertaken and maintained	\$8,500		(Bonds) Depnd
Fee to process bonds for uncompleted works bonds, landscaping bonds and maintenance bonds			\$500	10%	(Bonds) Admin
Administration fee to provide bond quote for uncompleted works			\$150		(Bonds) Quote
CONTRIBUTIONS					
Open space contribution		Up to 8.5% of the land or equivalent value	Refer Note	N/A	
Street tree contribution		Assessment is to be completed to calculate costing, or refer to permit	Refer Note	10%	
Net gain contribution		Framework assessment is to be completed to calculate costing (\$51 per plant/tree)	Refer Note		
Revegetation contribution		Framework assessment is to be completed to calculate costing	Refer Note		
PLANNING FILE SEARCH REQUESTS FEES					
File search (residential)		Fee is per file number and properties may have multiple files which requires separate requests for each file. Each fee covers up to two permits & a copy of endorsed plans per file. Any further permits and/or plans (within each file) will incur a cost of \$21 per document.	\$250	10%	(Plng) FSRR
File search (commercial)			\$500		(Plng) FSRC
Planning historical residential search (Permit listing)			\$105		(Plng) FSRHR 1521000806
Planning historical commercial search (Permit listing)			\$325		(Plng) FSRHC 1521000806
OTHER FEES					
Dishonoured cheque fee			\$48	10%	A-Dis1 1521000701
PHOTOCOPYING FEES					
A4 or A3		Per copy	\$5.00	10%	1521000806
A2		Per copy	\$8.50		
A1		Per copy	\$10.50		
AO		Per copy	\$14.50		

AMENDMENT TO PLANNING SCHEME FEES (GST not applicable)			
	NOTE	FEE	OFFICE USE
Stage 1	Consisting of: a) considering a request to amend a planning scheme; and b) taking action required by Division 1 of Part 3 of the Act; and c) considering any submissions which do not seek a change to the amendment; and d) if applicable, abandoning the amendment	\$3,557.60	1513230803
Stage 2	Consisting of:		
	a) for considering: (i) up to and including 10 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or	\$17,632.70	
	(ii) 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or	\$35,230.80	
	(iii) Submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel; and	\$47,095.30	
	b) providing assistance to a panel in accordance with section 158 of the Act; and c) making a submission to a panel appointed under Part 8 of the Act at a hearing referred to in section 24(b) of the Act; and d) considering the panel's report in accordance with section 27 of the Act; and e) after considering submissions and the panel's report, abandoning the amendment.		
Stage 3	Consisting of: a) adopting the amendment or part of the amendment in accordance with section 29 of the Act; and b) submitting the amendment for approval by the Minister in accordance with section 31 of the Act; and c) giving the notice of the approval of the amendment required by section 36(2) of the Act.	\$561.30	
Stage 4	Consisting of: a) consideration by the Minister of a request to approve the amendment in accordance with section 35 of the Act; and b) giving notice of approval of the amendment in accordance with section 36(1) of the Act	\$561.30	
Reg 7	For requesting the Minister prepare an amendment exempted from Section 20(4)	\$4,662.90	Submit to Minister
Combined planning permit application and planning scheme amendment	Sum of the highest of the fees which would have applied if separate applications were made and 50% of each of the other fees	Refer Note	

(In accordance with the Monetary Units Act 2004, the fee unit for the 2026-27 financial year is: \$17.27 and rounded to nearest .10c)