

Planning and Subdivision Fee Schedule - 1 July 2025 to 30 June 2026

The cost of your application depends on what you want to do and which class it fits into.

Planning application fees are set by the State Government under the *Planning and Environment (Fees) Regulations 2016* and *Subdivision (Fees) Regulations 2016*.

Visit the State Government website for more information; <https://www.planning.vic.gov.au/guides-and-resources/legislation-regulation-and-fees/fees>

Council also set fees for other non-statutory planning considerations and services in its annual budget.

Fees for permits

Fees for applications for permits under Section 47 of the *Planning and Environment Act 1987* (regulation 9)

Class	Description	Fee Units	Fee
Use of land			
1	Use only	89	\$1,496.10
Single dwelling use or development if the cost of the development is:			
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 \$1,000,000	94	\$1,580.10
6	More than \$1,000,000 but not more than \$2,000,000	101	\$1,697.80
VicSmart applications			
7	VicSmart application if the estimated cost of development is \$10,000 or less	13.5	\$226.90
8	VicSmart application if the estimated cost of development is more than \$10,000	29	\$487.50
9	VicSmart application to subdivide or consolidate land	13.5	\$226.90
10	VicSmart application (other than a class 7, 8 or 9 permit)	13.5	\$226.90
Other development if the cost of development is:			
11	\$100,000 or less	77.5	\$1,302.80
12	More than \$100,000 but not more than \$1,000,000	104.5	\$1,756.60
13	More than \$1,000,000 but not more than \$5,000,000	230.5	\$3,874.70
14	More than \$5,000,000 but not more than \$15,000,000	587.5	\$9,875.90
15	More than \$15,000,000 but not more than \$50,000,000	1732.5	\$29,123.30
16	More than \$50,000,000	3894	\$65,458.10
Subdivision			
17	To subdivide an existing building (other than a class 9 permit)	89	\$1,496.10
18	To subdivide land into two lots (other than a class 9 or 17 permit)	89	\$1,496.10
19	To effect a realignment of a common boundary between lots or consolidate two or more lots (other than a class 9 permit)	89	\$1,496.10
20	Subdivide land (other than a class 9, 17, 18 or 19 permit)	89 per 100 lots created	\$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 a right of way) in a Crown grant	89	\$1,496.10
22	A permit not otherwise provided for in the regulation	89	\$1,496.10

For combined permit applications

Regulation 10	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
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Fees for amending permits

Fees for applications to amend permits under Section 72 of the *Planning and Environment Act 1987* (regulation 11)

Class	Description	Fee Units	Fee
1	Amendment to a permit to change the use of land allowed by the permit or allow a new use of land	89	\$1,496.10
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	89	\$1,496.10
Single dwelling use or development if the cost of the additional development is:			
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
VicSmart applications			
7	Amendment to a class 7 permit – if the cost of any additional development is \$10,000 or less	13.5	\$226.90
8	Amendment to a class 8 permit – if the cost of any additional development is more than \$10,000	29	\$487.50
9	Amendment to class 9 permit - subdivide or consolidate land	13.5	\$226.90
10	Amendment to a class 10 permit (a VicSmart application other than a class 7, 8 or 9 permit)	13.5	\$226.90
Other development if the cost of the additional development is:			
11	\$100,000 or less	77.5	\$1,302.80
12	More than \$100,000 but not more than \$1,000,000	104.5	\$1,756.60
13	More than \$1,000,000	230.5	\$3,874.70
Subdivision			
14	Amendment to a permit – to subdivide an existing building (other than a class 9 permit)	89	\$1,496.10
15	Amendment to a permit – to subdivide land into two lots (other than a class 9 or 17 permit)	89	\$1,496.10
16	Amendment to a permit – to effect a realignment of a common boundary between lots or to consolidate two or more lots (other than a class 9 permit)	89	\$1,496.10
17	Amendment to a permit – to subdivide land (other than a class 9, 17, 18 or 19 permit)	89 per 100 lots created	\$1,496.10 per 100 lots created
18	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 a right of way) in a Crown grant	89	\$1,496.10
19	Amendment to a permit not otherwise provided for in the regulation	89	\$1,496.10

Other fees

Amend an application for a permit or an application to amend a permit	
Regulation 12	a) Under section 57A(3)(a) of the Act, the fee to amend an application for a permit after notice is given is 40% of the application fee for that class of permit set out in the Table at regulation 9; b) Under section 57A(3)(a) of the Act, the fee to amend an application to amend a permit after notice is given is 40% of the application fee for that class of permit set out in the Table at regulation 11 and any additional fee under c) below; c) 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 set out in the Table to regulation 9, the applicant must pay an additional fee being the difference the original class of application and the amended class of permit
For a combined application to amend a permit	
Regulation 13	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
For a combined permit and planning scheme amendment Under section 96A(4)(a) of the Act	
Regulation 14	The sum of the fees(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

Regulation	Description	Fee Units	Fee
15	For a certificate of compliance	22	\$369.80
16	For an agreement to a proposal to amend or end an agreement under section 173 of the Act	44.5	\$748.00
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	22	\$369.80

Subdivision fees

Fees under the *Subdivision Act 1988* in accordance with the Subdivision (Fees) Regulations 2016

Regulation	Description	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

Fees for stages of an amendment to a planning scheme

Stage	Description	Paid to	Fee Units	Fee
1	For: <ul style="list-style-type: none"> 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. 	The planning authority	206	\$3,462.90

Stage	Description	Paid to	Fee Units	Fee
2	For: a) considering;	The planning authority		
	(i) up to and including 10 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or		1021	\$17,163.00
	(ii) 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or		2040	\$34,292.40
	(iii) submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel; and		2727	\$45,840.90
	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.			
3	For: 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.	The planning authority	32.5	\$546.30 if the Minister is not the planning authority, OR nil fee if the Minister is the planning authority
4	For: 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.	The Minister	32.5	\$546.30 if the Minister is not the planning authority, OR nil fee if the Minister is the planning authority

Other fees

Regulation	Description	Fee Units	Fee
7	For requesting the Minister to prepare an amendment to a planning scheme exempted from the requirements referred to in section 20(4) of the Act	270	\$4,538.70
8	For requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed under section 20A of the Act	65	\$1,092.70

Council Charges for Planning Considerations and Services (Non-Statutory Fees)

Fees for Planning considerations and services are not covered by fees as prescribed in the *Planning and Environment (Fees) Regulations 2016*.

Fees are set out in Council's annual budget and are subject to change without notice.

Planning Pre-Application Discussion Service	
Average Category Proposal	\$454.00*
Complex Category Proposal	\$804.00*
Regional / City Significant Category Proposal	\$1,442.00*
Public Notification (Advertising) of a Planning Application or Planning Scheme Amendment	
1 - 10 notifications (letters)	\$240.00
11 or more notifications - per each notification (letter)	\$24.00
Advertising site notice installation/removal service – one (1) A1 site notice	\$250.00*
Advertising site notice installation/removal service - per each additional A1 site notice	\$60.00*
Administration fee for notification in a newspaper and/or Government Gazette (this fee is in addition to full recovery of all costs incurred for newspaper and Government Gazette advertisement bookings. All costs are recharged to the applicant on a case by case basis)	\$136.00
Condition Plan for Endorsement Re-Check	
Second and all subsequent assessment of plans resubmitted for endorsement (the first assessment is free of charge)	\$268.00
Application for Extension of Time to a Planning Permit	
Application to propose to extend the expiry date of an existing planning permit	\$706.00
Application for Secondary Consent to Amend Plans	
Application under 'Secondary Consent' provisions to propose minor changes to plans which are endorsed to an existing planning permit	\$706.00
Request for Written Planning Advice	
Per property or planning matter (includes confirmation of planning scheme and/or policy requirements)	\$284.00*
Copy of a Planning Permit and / or Endorsed Plans	
Per each Residential property	\$185.00
Per each Non-residential property	\$265.00
Printed (Paper) Copy of a Planning Document	
Per each planning application, property or planning matter. Includes Advertised Material for a current planning application, or a Greater Dandenong Planning Scheme Incorporated Document, Reference Document, Approved Development Plan or other Planning Strategy/document. Note: A reduced charge of \$25.00 is offered to Seniors and Pension Card holders.	\$50.00
Site Inspection prior to Statement of Compliance (Subdivision)	
Per site inspection	\$360.00

* fee includes GST

Please contact Council's Planning Department if you are unsure of the fee that applies to your application/request.

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