

PLANNING PERMIT APPLICATION FEES



PLANNING AND ENVIRONMENT (FEES) 2016 (REGULATIONS)

1 JULY 2026 TO 30 JUNE 2027

The Regulations set fees in fee units. Fee units are converted to a dollar value each financial year by the Treasurer and is published in the Government Gazette. In accordance with the *Monetary Units Act 2004*, the current value of a fee unit for the 2026/27 financial year is: \$17.27 (rounded to the nearest 10c value).

For combined permit applications (where more than one fee applies) the amount payable will be the highest fee (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). For example, a fee for the construction of two dwellings (cost of \$800,000) and a two-lot subdivision would be \$1,804.70 + \$768.50 = \$2,573.20

PLANNING PERMIT FEES (SECTION 47 OF THE *PLANNING AND ENVIRONMENT ACT 1987*)

Class of Permit	Type of Application	FEE (Regulation 9)
Class 1	Change or allow a new use of the land	\$1537.00
Single dwelling		
Class 2	Up to \$10,000	\$233.10
Class 3	More than \$10,000 and up to \$100,000	\$734.00
Class 4	More than \$100,000 and up to \$500,000	\$1,502.50
Class 5	More than \$500,000 and up to \$1 million	\$1,623.40
Class 6	More than \$1 million and up to \$2 million	\$1,744.30
	More than \$2 million	See Class 13
VicSmart		
Class 7	\$10,000 or less	\$233.10
Class 8	More than \$10,000	\$500.80
Class 9	Application to subdivide or consolidate land (as permitted by VicSmart regulations)	\$233.10
Class 10	VicSmart other than above	\$233.10
Development (includes signage)		
Class 11	Up to \$100,000	\$1,338.40
Class 12	More than \$100,000 and up to \$1 million	\$1,804.70
Class 13	More than \$1 million and up to \$5 million	\$3,980.70
Class 14	More than \$5 million and up to \$15 million	\$10,146.10

Class of Permit	Type of Application	FEE (Regulation 9)
Class 15	More than \$15 million and up to \$50 million	\$29,920.30
Class 16	More than \$50 million	\$67,249.40

Subdivision

Class 17	Subdivide an existing building	\$1,537.00
Class 18	Two lot subdivision	\$1,537.00
Class 19	Realignment of a common boundary or consolidate lots	\$1,537.00
Class 20	Subdivide land (other than a class 9, class 17, class 18 or class 19 permit)	\$1,537.00 Per 100 lots created
Class 21	a) Create, vary or remove 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 right of way) in a Crown grant	\$1,537.00

Subdivision Certification

Regulation 6	Certification of a plan of subdivision	\$203.80
Regulation 7	Alteration of a plan under Section 10(2) of the Subdivision Act	\$129.50
Regulation 8	Amendment of certified plan	\$164.10
Regulation 9	Checking of engineering plans; percentage of the estimated cost of construction of the works proposed in the engineering plan (maximum fee)	0.75%
Regulation 10	Engineering plan prepared by council; percentage of the cost of works proposed in the engineering plan (maximum fee)	3.5%
Regulation 11	Supervision of works; percentage of the estimated cost of construction of the works (maximum fee)	2.5%

Miscellaneous

Class 22	A permit not otherwise provided for in the regulations	\$1,537.00
Regulation 15	Certificate of compliance	\$379.90
Regulation 16	Amend or end a section 173 agreement	\$768.50
Regulation 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	\$379.80
Regulation 22	Permit application other than use, development or subdivision (a permit not otherwise provided for in the regulation, includes reduction of car parking, access to road zone category 1, waiver of loading bay requirement)	\$1,537.00

AMENDMENTS TO PERMITS (SECTION 72 OF THE *PLANNING AND ENVIRONMENT ACT 1987*)

Class of Permit	Type of Application	Fee (Regulation 11)
Class 1	Amendment to a permit to change the use of land allowed by the permit or allow a new use of land	\$1,537.00
Class 2	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) to change the statement of what the permit allows or to change any or all of the conditions which apply to the permit .	\$1,537.00

Single dwelling

To amend a permit to develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot if the estimated cost of additional development is:

Class 3	\$10,000 or less	\$233.10
Class 4	More than \$10,000 and up to \$100,000	\$734.00
Class 5	More than \$100,000 and up to \$500,000	\$1,502.50
Class 6	More than \$500,000	\$1,623.40

VicSmart

Class 7	\$10,000 or less	\$233.10
Class 8	More than \$10,000	\$500.80
Class 9	Application to subdivide or consolidate land (as permitted by VicSmart regulations)	\$233.10
Class 10	VicSmart other than above	\$233.10

Development (includes signage)

To amend a permit to develop land if the estimated cost of the additional development is:

Class 11	\$100,000 or less	\$1,338.40
Class 12	More than \$100,000 and up to \$1 million	\$1,804.70
Class 13	More than \$1 million	\$3,980.70

Subdivision

Class 14	Subdivide an existing building	\$1,537.00
Class 15	Subdivide land into two (2) lots	\$1,537.00
Class 16	Realignment of a common boundary between lots or consolidate two (2) or more lots	\$1,537.00
Class 17	Subdivide land	\$1,537.00 Per every additional 100 lots created
Class 18	a) Create, vary or remove 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 right of way) in a Crown grant	\$1,537.00

Class of Permit	Type of Application	Fee (Regulation 11)
Class 19	A permit not otherwise provided for in the regulations	\$1,537.00

Request for Extension of Time to a Planning Permit	Fee
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The owner or occupier may request an extension of time in the following circumstances:

- before the permit expires or within six months afterwards, where the use or development allowed by the permit has not yet started;
- within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expired

First request	\$500.00
Second request	\$700.00
Third or additional requests	\$1,000.00

Secondary Consent Fees (Based on the original applications 'cost of works')	Fee
Request for VicSmart Secondary Consent	\$200.00
Request for Secondary Consent (Single Dwelling)	\$400.00
Request for Secondary Consent (Change of Use or Subdivision Only)	\$750.00
Request for Secondary Consent up to \$100,000	\$750.00
Request for Secondary Consent \$100,001 - \$1,000,000	\$900.00
Request for Secondary Consent over \$1,000,000	\$1,250.00

City of Greater Geelong Planning & Administration Fees	Fee
Demolition certificate (Section 29a)	\$99.30
Written Information Request - Residential	\$220.00
Written Information Request - Commercial / Industrial / Other	\$330.00
List of planning permits	\$40.00

Advertising material	Fee
Advertising Package (1 sign and up to 10 letters)	\$400.00
Additional Notice (per additional sign)	\$120.00
Additional Letters (per additional letter)	\$10.00
Newspaper	POA

Withdrawal of Applications	Refunds
Withdrawal of application – prior to further information request	50% refund
Withdrawal of application – after further information request	Nil

Pre-Application Meetings	Fee
Small residential (1-2 dwellings or subdivision)	\$220.00
Medium residential (3-9 dwellings or subdivision)	\$300.00
Large residential (10+ dwellings or subdivision) or small commercial or industrial development	\$350.00
Complex – growth area subdivisions/large scale development (30+ lot subdivision and/or development that costs \$5m and over)	\$800.00
Pre-gazettal review process	\$1,000.00