



Planning and Subdivision Fees

1 July 2025 – 30 June 2026

Planning & Environment (Fees) Regulations 2016

Subdivision (Fees) Regulations 2016

APPLICATIONS FOR PERMITS AND AMENDED PERMITS		
Permit Class	REGULATION 9 Type of Application	Fee
1	Change or allow a new use of the land	\$1,496.10
	Amendment to change the statement of what the permit allows; or change any or all conditions	
Single dwelling		
To develop land, or to use and develop land for a single dwelling per lot, or to undertake development ancillary to the use of the land for a single dwelling per lot if the estimated cost of the development is:		
2	Up to \$10,000	\$226.95
3	\$10,001 to \$100,000	\$714.45
4	\$100,001 to \$500,000	\$1,462.50
5	\$500,001 to \$1,000,000	\$1,580.15
6	\$1,000,001 to \$2,000,000	\$1,697.80
VicSmart - VicSmart application if the estimated cost of the development is:		
7	Up to \$10,000	\$226.95
8	More than \$10,000	\$487.50
9	Subdivide or consolidate land	\$226.95
10	Other than Class 7, Class 8 or Class 9	\$226.95
Other Development - To develop land if the estimated cost of the development is:		
11	Up to \$100,000	\$1,302.80
12	\$100,001 to \$1,000,000	\$1,756.65
13	\$1,000,001 to \$5,000,000	\$3,874.70
14	\$5,000,001 to \$15,000,000	\$9,875.90
15	\$15,000,001 to \$50,000,000	\$29,123.35
Subdivision		
17	Subdivide an existing building	\$1,496.10
18	Subdivide land into 2 lots	\$1,496.10
19	Realignment of a common boundary between lots or to consolidate two or more lots	\$1,496.10
20	To subdivide land (per 100 lots)	\$1,496.10
21	To create, vary or remove a restriction To create or remove a right of way a) To create, vary or remove an easement other than a right of way b) Vary or remove a condition in the nature of an easement other than a right of way in a Crown grant	\$1,496.10
22	A permit not otherwise provided for in this regulation	\$1,496.10
Other Subdivision Fees		
1.	Certification of plan	\$198.40
2.	Alteration of plan	\$126.10
3.	Amend certified plan	\$159.70
4.	Statement of compliance	\$198.40
REGULATION 10 Combined Permit Applications		
The fee for any combination of matters under regulation 9 is the sum arrived by adding the highest fee plus 50% of the lower of the other fee(s).		

REGULATION 11 Amend Permits Under Section 72		
1	Use Only (Reg 9 Class 1)	\$1,496.10
2	An amendment to a permit (excluding single dwellings) (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.	\$1,496.10
AMENDMENT: To develop land, or to use and develop land for a single dwelling per lot, or to undertake development ancillary to the use of the land for a single dwelling per lot if the estimated cost of the development included in the application is:		
3	Equal to or less than \$10,000 (Class 2 to Class 6) if the estimated cost of any additional development to be permitted by the amendment is \$10,000 or less.	\$226.95
4	\$10,001 - \$100,000 (Class 2 to Class 6) if the estimated cost of any additional development to be permitted by the amendment is more than \$10,000 but not more than \$100,000.	\$714.45
5	\$100,001 - \$500,000 (Class 2 to Class 6) if the estimated cost of any additional development to be permitted by the amendment is more than \$100,000 but not more than \$500,000.	\$1,462.50
6	\$500,001 - \$2,000,000 (Class 2 to Class 6) if the estimated cost of any additional development to be permitted by the amendment is more than \$500,000.	\$1,580.15
AMENDMENT: VicSmart Permit Applications		
7	Equal or less than \$10,000 (Class 7) if the estimated cost of the additional development is \$10,000 or less.	\$226.95
8	Equal to or more than \$10,001 (Class 8) if the estimated cost of the additional development is more than \$10,000.	\$487.50
9	Subdivide or consolidate land (Class 9)	\$226.95
AMENDMENT: To develop land if the estimated cost of development included in the application is:		
10	An amendment to a Class 10 permit	\$226.95
11	Equal to or less than \$100,000 (Class 11 to Class 16) if the estimated cost of any additional development to be permitted by the amendment is \$100,000 or less.	\$1,302.80
12	\$100,001 - \$1,000,000 (Class 11 to Class 16) if the estimated cost of any additional development to be permitted by the amendment is more than \$100,000 but not more than \$1,000,000.	\$1,756.65
13	\$1,000,001 - \$50,000,000 (Class 11 to Class 16) if the estimated cost of any additional development to be permitted by the amendment is more than \$1,000,000.	\$3,874.70
AMENDMENT: Subdivision		
14	Subdivide an existing building (Class 17)	\$1,496.10
15	Subdivide land into 2 lots (Class 18)	\$1,496.10
16	Realignment of a common boundary between lots or to consolidate two or more lots (Class 19)	\$1,496.10
17	To subdivide land (per 100 lots) (Class 20)	\$1,496.10
18	a) To create, vary or remove a restriction b) To create or remove a right of way c) To create, vary or remove an easement other than a right of way 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
19	A permit not otherwise provided for in this regulation (Class 22)	\$1,496.10

REGULATION 12 Amend an Application	
Amend an application under notice under section 52 has been given. (This applies to Regulation 9 and Regulation 11)	40% of fee paid
If an amendment to permit referred to in above changes the class to a new class having a higher application fee set out in Regulation 9, the applicant must pay an additional fee being the difference between the class of applications.	
REGULATION 13 Combined Application to Amend Permit	
The fee for any combination of matters is the sum arrived by adding the highest fee plus 50% of the lower of the other fee(s).	
REGULATION 15 – Certificate of Compliance	\$369.80
REGULATION 16 – Application to end or amend a Section 173 Agreement	\$748.05
REGULATION 18 – ‘Done to the Satisfaction of the Responsible Authority’ determination under the Planning Scheme	\$369.80

Fee Schedule Strategic Planning Reference is made to the Planning & Environment (Fees) Regulations 2016 1 July 2024 to 30 June 2025		
Stage	REGULATION 6 Type of Application	Fee
1	a) Considering a request to amend a planning scheme	\$3,462.85
2	(i) Considering up to 10 submissions which seek a change to an amendment, and where necessary referring the submission to a panel; or	\$17,163.00
	(ii) Considering up to 20 submissions which seek a change to an amendment, and where necessary referring the submission to a panel; or	\$34,292.40
	(iii) Considering submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submission to a panel	\$45,840.85
3	Additional fee for a) adopting an amendment, or part of an amendment; and b) submitting the amendment for approval; and c) giving notice of the approval of the amendment.	\$546.35
4	Additional fee for a) considering a request to approve an amendment, and b) giving notice of approval of an amendment.	\$546.35

OTHER FEES Glenelg Shire Council Fees and Charges Schedule 2025 - 2026 Authorized 24 June 2025, Fees 1 July 2025 – 30 June 2026	
Statutory Planning Fees	Fee
1 Planning Notice - Advertising sign (Council to place sign on site)	\$150.00
2 Advertising Notice in newspaper (100% of advertisement)	At Cost
3 Title Search Fee (100% of online search)	At Cost
4 Extension of Time (per application)	\$260.00
5 Second Extension of Time (per application)	\$360.00
6 Third or more Extension of Time (per application)	\$570.00
7 Secondary Consent	\$310.00
8 Secondary Consent VicSmart or simple application	\$130.00
9 Enquiry whole file search (all permits and certificates)	\$155.00
10 Electronic File Search (simple file search)	\$45.00
11 Written Advice	\$150.00

Refund of Planning Permit Application Fees	Refund %
Application withdrawn at the request of the applicant after preliminary assessment (includes situation where it is found that a permit is not required)	100%
Application withdrawn at the request of the applicant prior to notice/referrals or if not required: After assembling relevant information including site inspection but before Planning Officer report	75%
Application withdrawn at the request of the applicant if notice/referrals are required: After notice and referrals but before Planning Officer report	25%
Application withdrawn at the request of the applicant after Planning Officer report, including recommendations, is prepared	NIL
Application has been submitted in response to incorrect advice by Council staff	100%
Other circumstances	At Planning Unit discretion
The circumstances or the stage of processing are significantly different to those listed above.	At Planning Unit discretion