

Planning Fee Schedule

Effective 1 July 2026



The relevant Planning Regulations are available at www.planning.vic.gov.au. Planning fees can change. Please confirm with the City of Port Phillip prior to payment.

A card payment fee applies. For current fee details, please visit <https://www.portphillip.vic.gov.au/card-fees>

Please Note The fees below do NOT include the administrative fees required for giving public notice of your application. If required, this will be quoted to you separately. The cost is dependent upon the extent of public notice required.

* Combined Permit Applications

The fee for an application or to amend a permit involving a combination of use and development is the sum arrived at by adding the highest fee (which would have applied if separate applications were made) and 50% of **each** of the other fee or fees which would have applied **if separate applications** were made.

Class	Statutory Planning Applications for Permits* Regulation 9	Fee
1	Use only	\$1,537.00
Single Dwelling (up to \$2,000,000)		
Use and/or develop a single dwelling per lot, and undertake development ancillary to a single dwelling per lot (other than a class 7 or class 8 permit, or a permit to subdivide or consolidate land).		
2	Up to \$10,000	\$233.10
3	\$10,001 to \$100,000	\$734.00
4	\$100,001 to \$500,000	\$1,502.50
5	\$500,001 to \$1,000,000	\$1,623.40
6	\$1,000,001 to \$2,000,000 (more than \$2,000,000 a Class 13 to 16 fees apply)	\$1,744.30
VicSmart Applications		
7	Up to \$10,000	\$233.10
8	More than \$10,000	\$500.80
9	VicSmart application to Subdivide or consolidate land	\$233.10
10	VicSmart application (other than a class 7, class 8 or class 9 permit)	\$233.10
Development (including single dwelling > \$2,000,000 & Signage)		
11	Up to \$100,000 (other than a class 2, class 3, class 7 or class 8 permit or a permit to subdivide or consolidate land)	\$1,338.40
12	\$100,001 to \$1,000,000 (other than a class 4, class 5, or class 8 permit or a permit to subdivide or consolidate land)	\$1,804.70
13	\$1,000,001 to \$5,000,000 (including a single dwelling per lot) (other than a class 6 or class 8 permit or a permit to subdivide or consolidate land)	\$3,980.70

Class	Statutory Planning Applications for Permits Regulation 9 (cont.)	Fee
14	\$5,000,001 to \$15,000,000 (including a single dwelling per lot) (other than a class 8 permit or a permit to subdivide or consolidate land)	\$10,146.10
15	\$15,000,001 to \$50,000,000 (including a single dwelling per lot) (other than a class 8 permit or a permit to subdivide or consolidate land)	\$29,920.30
16	\$50,000,001 or more (including a single dwelling per lot) (other than a class 8 permit or a permit to subdivide or consolidate land)	\$67,249.40

Subdivision

17	Subdivide an existing building (other than a class 9 permit)	\$1,537.00
18	Two lot subdivision (other than a class 9 permit or class 16 permit)	\$1,537.00
19	Realignment of a common boundary or consolidate lots (other than a class 9 permit)	\$1,537.00
20	Subdivide land (other than a class 9, class 16, class 17 permit or class 18 permit)	\$1,537.00
21	a) Create, vary or remove a 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
22	A permit not otherwise provided for in the regulations (includes car parking waiver)	\$1,537.00

Class	Statutory Planning – Amendments to Permits S.72 Regulation 11	Fee
1	Amendment to a permit to change the use allowed by the permit or allow a new use.	\$1,537.00
2	Amendment to a permit (other than a permit for a single dwelling per lot or to use and develop a single dwelling per lot or to undertake development ancillary to a single dwelling per lot) to change the statement (preamble) 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 \$2,000,000)

Amendment to a class 2, class 3, class 4, class 5 or class 6 permit for a single dwelling per lot or use and develop a single dwelling per lot and undertake development ancillary to a single dwelling per lot (other than a class 8 permit or a permit to subdivide or consolidate land), if the cost of any additional development permitted by the amendment is:

3	Up to \$10,000	\$233.10
4	\$10,001 to \$100,000	\$734.00
5	\$100,001 to \$500,000	\$1,502.50
6	\$500,001 or more	\$1,623.40

VicSmart Applications

Amendment to a permit that is the subject of VicSmart application, if the estimated cost of the additional development is:

7	Up to \$10,000	\$233.10
8	\$10,001 or more	\$500.80
9	Amendment to a class 9 permit: to subdivide or consolidate land	\$233.10

10	Amendment to a class 10 permit: VicSmart application (other than a class 7, class 8 or class 9 permit)	\$233.10
Class	Statutory Planning – Amendments to Permits S.72 - Regulation 11 (cont.)	Fee
Development (Inc. Single dwelling > more than \$2,000,000)		
Amendment to a class 11, class 12, class 13, class 14, class 15 or class 16 permit if the estimated cost of the additional development to be permitted by the amendment is:-		
11	Up to \$100,000	\$1,338.40
12	\$100,001 to \$1,000,000	\$1,804.70
13	\$1,000,001 or more	\$3,980.70
Subdivision		
14	Amendment to a Class 17 permit to subdivide an existing building.	\$1,537.00
15	Amendment to a Class 18 permit to subdivide land into 2 lots.	\$1,537.00
16	Amendment to a Class 19 permit to effect a realignment of a common boundary between lots or consolidate two or more lots.	\$1,537.00
17	Amendment to a Class 20 permit - A permit to subdivide land (other than a class 9, class 17, class 18 or class 19 permit).	\$1,537.00 per 100 lots created
18	Amendment to a Class 21 permit - To create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or create or remove a right of way; or create, vary or remove an easement other than a right of way; or vary or remove a condition in the nature of an easement (other than right of way) in a crown grant.	\$1,537.00
19	Amendment to a class 22 permit - A permit not otherwise provided for in the regulation	\$1,537.00
Reg.	Amend an application for a permit or an application for an amendment to a permit under s57 - Regulation 12	Fee
S57(3)(a)		
(a)	Amend a (new) application after notice has been given is 40% of the application fee for that class of permit. (Refer to Page 1 and 2 Class 1 to 22)	*40% of Application Fee (and may inc. (c))
S57A		
(b)	Amend a Sec.72 application after notice has been 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. (Refer to Page 2 and 3 Class 1 to 19)	*40% of Application Fee (and may inc. (c))
*S57A	If amending the application under S57(A) changes the class of application:	
(c)	To a new class having a higher application fee set out in the Table to regulation 9, an additional fee applies being the difference between the original fee and the amended class fee. (Refer to Page 1 and 2 Class 1 to 22)	Difference between original fee and new class fee
Reg.	Subdivision Certification	Fee
6	Certification of a plan of subdivision	\$203.80
7	Alteration of a plan under Section 10(2) of the Subdivision Act	\$129.50
8	Amendment of certified plan under section 11(1) of the Subdivision Act	\$164.10
Reg.	Other Statutory Planning Fees	Fee
15	Certificate of Compliance	\$379.90
16	For an agreement to a proposal to amend or end an agreement, under Section 173 of the Act	\$768.50

18	Where the Planning Scheme specifies that a matter must be done “to the satisfaction of the responsible authority” (including car parking consent)	\$379.90
City of Port Phillip Planning & Administration Fees		Fee
Planning Confirmation Letter		\$247.20
Advertising Sign		\$77.00
Advertising Letter (each)		\$13.20
Request under Section 29A of the Building Act 1993 for Report and Consent on Proposed Demolition		\$99.30
Pre-Application		Fee
Minor application (single dwelling) - written advice only		\$345.10
Medium application (residential, commercial or mixed use development up to 4 storeys) – written advice only		\$1,802.50
Major Application (residential, commercial or mixed use development of more than 4 storeys) – written advice only *		\$7,210.00
Subsequent pre-application advice following initial response		\$345.10
Pre-application Meeting (as an addition to written advice)**		\$721.00
* Major applications – 75% discount on approval on major applications if the original application proceeds with council		
** Pre-application meetings are only available as an add on to written advice		
Extension of Time Request		Fee
VicSmart Applications		\$226.60
Subdivision		\$639.60
Single dwelling (Clause 54) or dual occupancy commercial tenancies.		\$798.30
Multiple residential up to four storeys (Clause 55) small commercial up to four storeys.		\$1,596.50
Multiple residential five storeys and above (Clause 58) large commercial five storeys and above.		\$5,150.00
Major projects eligible for the facilitation pathways of Clause 53.22 and 53.33		\$13,905.00
Plans/Documents to comply with Permit Conditions		
First submission		No charge
Second and subsequent submissions of plans		\$211.00
Class	Secondary Consent	Fee
Single Dwelling where the estimated cost of any additional development is:		
3	\$10,000 or Less	\$233.10
4	\$10,001 to \$100,000	\$734.00
5	\$100,001 to \$500,000	\$1,502.50
6	\$500,001 or more	\$1,623.40
VicSmart where the estimated cost of any additional development is:		
7	\$10,000 or Less	\$233.10

8	\$10,001 or more		\$500.80
9	Secondary Consent to a class 9 permit: to subdivide or consolidate land		\$233.10
10	Secondary Consent to a class 10 permit: VicSmart application (other than a class 7, class 8 or class 9 permit)		\$233.10
Development where the estimated cost of any additional development is:			
11	\$100,000 or less		\$1,338.40
12	\$100,001 to \$1,000,000		\$1,804.70
13	\$1,000,001 or more		\$3,980.70
Subdivisions			
14	Secondary Consent - to subdivide an existing building (other than a Class 9 permit).		\$1,537.00
15	Secondary Consent - to subdivide land into two lots (other than a Class 9 or 17 permit).		\$1,537.00
16	Secondary Consent - to effect a realignment of a common boundary between lots or to consolidate two or more lots (other than a Class 9 permit).		\$1,537.00
17	Secondary Consent - to subdivide land (other than a Class 9, 17, 18 or 19 permit).		\$1,537.00 per 100 lots created
18	Secondary Consent to create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or create or remove a right of way; or create, vary or remove an easement other than a right of way; or vary or remove a condition in the nature of an easement (other than right of way) in a crown grant.		\$1,537.00
19	Secondary Consent to a permit not otherwise provided for in the regulation.		\$1,537.00
Planning & Building Documentation Search			
Planning			Fee
Residential Single Dwelling Applications		Multi Unit Development/Commercial Applications	
Residential lodged from 2010 onwards	\$74.00	Lodged from 2010 onwards	\$132.10
Residential lodged prior to 2010	\$139.10	Lodged prior to 2010	\$415.00
Building			
Residential	\$139.10	Apartments or Commercial	\$415.00
Building Certificates (per certificate)			\$68.50
Scanning and Photocopying per page	Fee		Fee
A4	\$2.50	A3	\$3.30
A2	\$6.60	A1 and A0	\$10.00