

Urban Planning – Fee Schedule

for Planning Permits, Subdivision Permits, Planning Scheme Amendments and Planning Processes



GLEN EIRA
CITY COUNCIL

Effective: 1 July 2026

All planning applications and requests have an associated fee. These fees are either set by the State Government or Council. The current value of a fee unit for 2026-2027 is \$17.27. Application fees must be paid before an application can be considered. The following fees apply to the various applications and requests. If you are not sure about how much you need to pay, please contact Urban Planning team on 9524 3333.

APPLICATIONS FOR PERMITS

(Regulation 9 in the Planning and Environment (Fees) Regulations 2016)

Class	Type of permit	Fee
1	Use of the land	\$ 1,537.00
Single dwelling use or development if the cost of development is:		
2	Less than or equal to \$10,000	\$ 233.15
3	Greater than \$10,000 but less than or equal to \$100,000	\$ 734.00
4	Greater than \$100,000 but less than or equal to \$500,000	\$ 1,502.50
5	Greater than \$500,000 but less than or equal to \$1,000,000	\$ 1,623.40
6	Greater than \$1,000,000 but less than or equal to \$2,000,000	\$ 1,744.30
VicSmart application		
7	Less than or equal to \$10,000	\$ 233.15
8	Greater than \$10,000	\$ 500.80
9	Subdivide or Consolidate land	\$ 233.15
10	VicSmart application (other than a class 7, 8 or 9 permit)	\$ 233.15
Other development applications — To develop land with two or more dwellings, advertising signs, commercial or industrial, where the cost of works is:		
11	Less than or equal to \$100,000	\$ 1,338.40
12	Greater than \$100,000 but less than or equal to \$1,000,000	\$ 1,804.70
13	Greater than \$1,000,000 but less than or equal to \$5,000,000	\$ 3,980.70
14	Greater than \$5,000,000 but less than or equal to \$15,000,000	\$ 10,146.10
15	Greater than \$15,000,000 but less than or equal to \$50,000,000	\$ 29,920.30
16	Greater than \$50,000,000	\$ 65,249.00
Subdivision		
17	To subdivide an existing building	\$ 1,537.00
18	To subdivide land into two lots	\$ 1,537.00
19	To effect a realignment of a common boundary between lots or consolidate two or more lots.	\$ 1,537.00
20	Subdivide land (other than a class 9, class 17, class 18, or class 19 permit)	\$ 1,537.00 per 100 lots
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 right of way) in a Crown grant.	\$ 1,537.00
22	A permit not otherwise provided for in the regulation i.e. Sale or consumption of liquor, reduction or waiver of car parking	\$ 1,537.00

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APPLICATIONS FOR AMENDMENTS TO PERMITS

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

Class	Type of permit	Fee
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
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.	\$ 1,537.00
Single dwelling use or development if the cost of the additional development is:		
3	Less than or equal to \$10,000	\$ 233.15
4	Greater than \$10,000 but less than or equal to \$100,000	\$ 734.00
5	Greater than \$100,000 but less than or equal to \$500,000	\$ 1,502.50
6	Greater than \$500,000 but less than or equal to \$2,000,000	\$ 1,623.40
VicSmart application		
7	Less than or equal to \$10,000	\$ 233.15
8	Greater than \$10,000	\$ 500.80
9	Subdivide or Consolidation of Land	\$ 233.15
10	VicSmart application (other than a class 7, class 8 or class 9 permit)	\$ 233.15
Other development applications if the cost of the additional development is:		
11	Less than or equal to \$100,000	\$ 1,338.40
12	Greater than \$100,000 but less than or equal to \$1,000,000	\$ 1,804.70
13	Greater than \$1,000,000	\$ 3,980.75
Subdivision		
14	To subdivide an existing building	\$ 1,537.00
15	To subdivide land into two lots	\$ 1,537.00
16	To effect a realignment of a common boundary between lots or consolidate two or more lots.	\$ 1,537.00
17	Subdivide land	\$ 1,537.00 per 100 lots
18	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 right of way) in a Crown grant.	\$ 1,537.00
19	A permit not otherwise provided for in the regulation i.e. Sale or consumption of liquor, reduction or waiver of car parking.	\$ 1,537.00

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SUBDIVISION FEES

(Subdivision (Fees) Regulations 2016)

Regulation	Purpose	Fee
6	For certification of a plan of subdivision, Boundary Realignment, Consolidation	\$ 203.80
7	Alteration of a plan under Section 10(2) of the <i>Subdivision Act 1988</i>	\$ 129.50
8	Amendment of certified plan under section 11(1) of the <i>Act</i>	\$ 164.10

OTHER FEES BY THE STATE GOVERNMENT

(Regulations 10, 12–16 and 18 in the Planning and Environment (Fees) Regulations 2016)

Regulation	Purpose	Fee
10	For combined permit applications	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.
12	Amend an application for a permit or an application to amend a permit	a) Under section 57A(3)(a) of the <i>Act</i> 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 <i>Act</i> 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.
13	For a combined application to amend permit	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.
14	For a combined permit and planning scheme amendment	Under section 96A(4)(a) of the <i>Act</i> . 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.
15	For a certificate of compliance	\$ 379.90
16	For an agreement to a proposal to amend or end an agreement under section 173 of the <i>Act</i>	\$ 768.50
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	\$ 379.95

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AMENDMENTS TO PLANNING SCHEMES (Regulation 6 in the Planning and Environment (Fees) Regulations 2016)

Stage	Type of Permit	Fee
1	For: 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
2	a) 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 (ii) 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel; or (iii) submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel; and 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.	\$ 17,632.70 \$ 35,230.80 \$ 47,095.30
3	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 if the Minister is not the planning authority or nil fee if the Minister is the planning authority
4	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 if the Minister is not the planning authority or nil fee if the Minister is the planning authority

Urban Planning

Non-Statutory Planning Fees



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Planning fees and charges	Fee
Secondary Consent amendments	
To amend plans or other documents by secondary consent . Fees for all requests for secondary consent are the same as the amendment fees (refer to table above listing amendment fees).	See Amendment fees Regulation 11
Extension of Time	
Extension of time request permits (first request) - All application types other than multi-dwellings	\$ 850.00
Extension of time request permits (second and subsequent request) - All application types other than multi-dwellings	\$ 1,200.00
Extension of time request permits (first request) - Multi dwellings	\$ 1,700.00
Extension of time request permits (Second request) - Multi dwellings	\$ 2,280.00
Extension of time request permits (Third and subsequent requests) - Multi dwellings	\$ 3,400.00
Advertising	
Advertising administration fee	\$ 40.00
Advertising (first 10 notices)	\$ 220.00
Additional notices	\$ 22.00 each
Condition of permits	
Condition of permit plans (second and subsequent request)	\$ 250.00
Planning information requests and copy of documents	
Planning information request – written advice	\$ 350.00
Copies of documents for Residential single dwelling : • Planning Permit, Endorsed Documents or Delegate Report <i>* Applications lodged before 2016 will incur a file retrieval fee</i>	\$ 60.00 each document
Copies of documents for all applications other than Residential single dwelling • Planning Permit, Endorsed Document or Delegate Report	Applications lodged after 2016 \$ 230.00 Applications lodged before 2016 \$ 280.00
<i>* Applications lodged before 2016 will incur a file retrieval fee</i>	
Planning file pre 2016 – retrieval fee	\$ 130 each file
Administrative fee - Administration Processing Fee	\$ 45.00
Administration fee – for any services relating to the Planning and Environment Act where the RA is someone other than the Council	\$ 310.00
Canopy Tree Protection Permit Fee	\$ 226.94
Photocopying and scanning administration fees	
Digitisation fee (any submission that includes paper size larger than A3 size)	\$ 155.00
Digitisation fee (any submission that includes A3 and/or A4 size only)	\$ 75.00
A4	\$ 5.00 each
A3	\$ 6.00 each

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Non-Statutory Planning Fees



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Planning fees and charges	Fee
Pre-application advice	
VicSmart Support Services – Confirmation of application documents prior to lodgment to ensure seamless process	\$ 350.00
Pre-application advice (written advice — minor applications)	\$ 295.00
Pre-application advice (written advice — major applications)	\$ 400.00
Pre-application meeting	\$ 450.00
Subsequent pre-application advice following initial response (written advice)	\$ 295.00
Pre-application Written advice – fee where Minister is the Responsible Authority	25% of the class fee
Pre-application meeting (in addition to written advice) – where the Minister is the Responsible Authority	25% of the class fee
Priority service fee – Expedited decision process stream	Additional 50% on top of standard charges per unit

Pre-application requests - the following defines what is a minor or major application type.

MINOR APPLICATION

A minor pre-application advice request is for any proposal which comprises:

- alterations and extensions to an existing dwelling or commercial building;
- development of up to three dwellings on a lot;
- two lot subdivision;
- display advertising signage;
- reduce or waive the number of car parking spaces required under the *Glen Eira Planning Scheme*;
- change the use of land;
- applications defined as VicSmart; and
- similar small scale applications.

MAJOR APPLICATION

A major pre-application advice request is for any proposal which comprises:

- four dwellings or more;
- use and developments;
- mixed use applications;
- new commercial developments;
- subdivision of three or more lots;
- matters involving existing use rights or enforcement matters; and
- other similar applications.