

City of Whitehorse - Planning Fees & Charges 2025/26 Commencing 1 July 2025

PLANNING APPLICATION FEES

Fee
2025/26

A Metropolitan Planning Levy Certificate must be submitted with any application with an estimated cost of development in excess of the 2025-2026 threshold \$1,311,000 stipulated by the State Revenue Office Victoria.

www.sro.vic.gov.au/metropolitan-planning-levy

The fee for combined permit applications is calculated by the sum of the highest fee which would have applied if separate applications were made & 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) 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

Change of Use (Statutory)

Change of Use	Class 1 - Use only	\$1,496.10
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Single Dwelling (Statutory)

To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot or undertake development ancillary to the use of land for a single dwelling per lot included in the application, including removal of trees. Excludes Vicsmart.	Class 2, \$10,000 or less	\$226.90
	Class 3, \$10,001 - \$100,000	\$714.40
	Class 4, \$100,001 - \$500,000	\$1,462.50
	Class 5, \$500,001 - \$1,000,000	\$1,580.10
	Class 6, \$1,000,001 - \$2,000,000	\$1,697.80

Vicsmart (Statutory)

VicSmart application if the estimated cost of development is	Class 7, \$10,000 or less	\$226.90
	Class 8, more then \$10,000	\$487.50
VicSmart application to subdivide or consolidate land	Class 9	\$226.90
VicSmart applications other than class 7, 8 or 9	Class 10	\$226.90

Other Development (Statutory)

To development land (other than single dwelling on a lot, Vicsmart or subdivide or consolidate land) including removal of trees and signs	Class 11, \$100,000 or less	\$1,302.80
	Class 12, \$100,001 - \$1,000,000	\$1,756.60
	Class 13, \$1,000,001 - \$5,000,000	\$3,874.70
	Class 14, \$5,000,001 - \$15,000,000	\$9,875.90
	Class 15, \$15,000,001 - \$50,000,000	\$29,123.30
	Class 16, \$50,000,001 or more	\$65,458.10
A permit not otherwise provided for in the regulation	Class 22	\$1,496.10

Subdivision (Statutory)

To subdivide an existing building (other than a class 9 permit)	Class 17	\$1,496.10
To subdivide land into 2 lots (other than a class 9 or class 17 permit)	Class 18	\$1,496.10
To effect a realignment of a common boundary between lots or consolidate 2 or more lots (other than a class 9 permit)	Class 19	\$1,496.10
Subdivide land (other than class 9, 17, 18 or 19 permit)	Class 20 - per 100 lots created	\$1,496.10
(a) Create, vary or remove a restriction within the meaning of the Subdivision Act 1988	Class 21	\$1,496.10
(b) Create or remove a right of way		
(c) 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 right of way) in a Crown grant.		

The statutory fee information provided, is a summary of fees set within the Planning and Environment (Fees) Regulations 2016 and Subdivision (Fees) Regulations 2016. Should any discrepancy exist, fees set within the relevant regulations apply.

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SECTION 72 AMENDMENT FEES

Fee
2025/26

The fee for combined permit amendment applications is calculated by the sum of the highest fee which would have applied if separate applications were made & 50% of each of the other fees which would have applied if separate applications were made.

In determining the applicable fee for Section 72 Amendment applications. Where there is a 'cost of development' range, the cost of development is based on the estimated cost of any additional development.

Change of Use (Statutory)

An amendment for change of use permit, or for a new use	S.72 Class 1	\$1,496.10
An amendment resulting in change of Permit Condition/s &/or Description (other than single dwelling)	S.72 Class 2	\$1,496.10

Single Dwelling (Statutory)

An amendment in relation to the development of land for a single dwelling on a lot, or use and development of land for a single dwelling on a lot &/or development ancillary to the use of land for a single dwelling on a lot, including removal of trees. Excludes Vicsmart.	S.72 Class 3, \$10,000 or less	\$226.90
	S.72 Class 4, \$10,001 - \$100,000	\$714.40
	S.72 Class 5, \$100,001 - \$500,000	\$1,462.50
	S.72 Class 6, \$500,001 or more	\$1,580.10

Vicsmart (Statutory)

An amendment to a VicSmart permit if the estimated cost of development is	S.72 Class 7, \$10,000 or less	\$226.90
	S.72 Class 8, more than \$10,000	\$487.50
An amendment to a VicSmart permit to subdivide or consolidate land	S.72 Class 9	\$226.90
An amendment to a VicSmart permit other than class 7, 8 or 9	S.72 Class 10	\$226.90

Other Development (Statutory)

An amendment to a permit issued for the development of land (other than single dwelling on a lot, Vicsmart or subdivide or consolidate land) including removal of trees and display of signs	S.72 Class 11, \$100,000 or less	\$1,302.80
	S.72 Class 12, \$100,001 - \$1,000,000	\$1,756.60
	S.72 Class 13, \$1,000,001 or more	\$3,874.70
An amendment to a permit issued to not otherwise provided for in the regulation	S.72 Class 19	\$1,496.10

Subdivision (Statutory)

An amendment to a permit issued to subdivide an existing building (other than a class 9 permit)	S.72 Class 14	\$1,496.10
An amendment to a permit issued to subdivide land into 2 lots (other than a class 9 or class 17 permit)	S.72 Class 15	\$1,496.10
An amendment to a permit issued to effect a realignment of a common boundary between lots or consolidate 2 or more lots (other than a class 9 permit)	S.72 Class 16	\$1,496.10
An amendment to a permit issued to subdivide land (other than class 9, 17, 18 or 19 permit)	S.72 Class 17 - per 100 lots created	\$1,496.10
An amendment to a permit issued to create, vary or remove a restriction within the meaning of the <i>Subdivision Act 1988</i>	S.72 Class 18	\$1,496.10
An amendment to a permit issued to create or remove a right of way		
An amendment to a permit issued to create, vary or remove an easement other than a right of way		
An amendment to a permit issued to vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant.		

The statutory fee information provided, is a summary of fees set within the Planning and Environment (Fees) Regulations 2016 and Subdivision (Fees) Regulations 2016. Should any discrepancy exist, fees set within the relevant regulations apply.

OTHER PLANNING FEES		Fee 2025/26
Amend an Application (Prior to Decision) (Statutory)		
Amend a current application for permit under S.57A after notice (prior to decision being made)	40% of the application fee for the current class of permit application & any additional fee as required by Note 1	
Amend a current application to amend a permit under S.57A after notice (prior to decision being made)	40% of the application fee for that new class of amendment permit application under S.72 & any additional fee as required by Note 1	
Note 1 , If a request to amend an application for a permit has the effect of changing the class of that permit to a new class, having a higher application fee, the applicant must pay an additional fee being the difference between the original class of application and the amended class of permit		
Advertising Fees (Non Statutory)		
Advertising (includes up to 10 letters)	Additional letters \$8.50 each	\$195.00
Small and Large advertising notice	External contractor	N/A
Endorsement Fees (Non Statutory)		
Condition 1 plans	Each additional review	\$170.00
Construction Management Plans (Non Statutory)		
Construction Management Plan - up to 9 Storeys	GST Inc.	\$750.00
Construction Management Plan - 10 or more storeys	GST Inc.	\$1,450.00
Construction Management Plan - Each Additional Review		\$400.00
Subdivisions (Statutory)		
Subdivision Certification and Statement of Compliance		\$198.40
Alter a Plan		\$126.10
Amendment of a Certified Plan		\$159.70
Section 173 Agreements (Statutory/Non Statutory)		
Section 173 agreement - standard (Non Statutory)	Refer Maddocks	N/A
Section 173 agreement - amending or ending an agreement under Section 178A (Statutory)		\$748.00
Secondary Consent (Non Statutory)		
Secondary Consent - Single Dwelling and Two Dwellings on a lot (including consent under a S173 agreement)	GST Inc.	\$670.00
Secondary Consent - Multi dwellings (3-10) & other Commercial/Industrial developments	GST Inc.	\$1,339.00
Secondary Consent - Multi dwellings (10+) including apartments	GST Inc.	\$1,785.00
Other Fees (Statutory)		
Certificates of compliance (Under section 97N of the Planning and Environment Act (Regulation 10))		\$369.80
Where a planning scheme specifies that a matter must be done to the satisfaction of a responsible authority, Minister, public authority or municipal council		\$369.80
Other Fees (Non Statutory)		
Provide a copy of planning permit and endorsed plans	Physical Hard Copy	\$270.00
	Electronic Email GST Inc.	\$212.00
Copying plans while planning permit application is on notice	Per sheet for A1 to A0	\$40.00
Advice regarding need for permit, planning scheme requirements or approval details	GST Inc.	\$275.00
Extension of time request for a planning permit		\$370.00
On site compliance checks		\$260.00
Pre application advice		\$320.00
Retrospective planning fee		\$550.00
Contributions to Public Open Space		4% of site value

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STRATEGIC PLANNING FEES

Fee
2025/26

For a combined permit and planning scheme amendment (Under section 96A(4)(a): the sum of the highest of the fees 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.

Stage 1 For: (Statutory) Payable to council the time at which the amendment is requested

Considering a request to amend a planning scheme	\$3,462.90
Taking action required by Division 1 of Part 3 of the Act	
Considering any submissions which do not seek a change to the amendment	
If applicable, abandoning the amendment	

Stage 2 For (Statutory) Payable to council before the planning authority considers submissions

Considering up to and including 10 submissions which seek a change to an amendment and where necessary referring the submissions to a panel. Refer Note 2.	\$17,163.00
Considering 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel. Refer to Note 2	\$34,292.40
Considering submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel. Refer to Note 2	\$45,840.90

Note 2: Including providing assistance to a panel in accordance with section 158 of the Act. - 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. - Considering the panel's report in accordance with section 27 of the Act. - After considering submissions and the panel's report, abandoning the amendment.

Stage 3 For (Statutory) Payable to council before the planning authority adopts the amendment

a) adopting the amendment or part of the amendment in accordance with section 29 of the Act; and	\$546.30* if the Minister is not the planning authority or nil fee if the Minister is the planning authority
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.	

Stage 4 For (Statutory) Payable to the Minister at the time the planning authority submits the amendment to the Minister for approval

a) consideration by the Minister of a request to approve the amendment in accordance with section 35 of the Act; and	\$546.30* if the Minister is not the planning authority or nil fee if the Minister is the planning authority
b) giving notice of approval of the amendment in accordance with section 36(1) of the Act.	

Other (Statutory)

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.	\$4,538.70
For requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed under section 20A(1) of the Act.	\$1,092.60
Advice to Building Surveyors on Heritage Status of Buildings	\$96.60

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