

# PLANNING AND SUBDIVISION SCHEDULE OF FEES <sup>v1</sup>

EFFECTIVE 1 JULY 2022 THROUGH 30 JUNE 2023

After 30 June 2023, please refer to [www.centralgoldfields.vic.gov.au](http://www.centralgoldfields.vic.gov.au) for updated fee schedule.



## APPLICATION FOR A PLANNING PERMIT OR TO AMEND A PLANNING PERMIT<sup>1</sup>

Statutory planning fees are regulated under the *Planning and Environment (Fees) Regulations 2016*, and the *Subdivision (Fees) Regulations 2016*, and are GST free, except where specified.

GL51261.02 NO GST

<b>Part 1 Use Only</b> <i>An application where only the use of the land requires a planning permit (e.g., change of use, signs)</i>				
CLASS	TYPE OF APPLICATION	APPLICATION FEE	COMBINED HALF FEE <sup>2</sup>	AMENDMENT FEE
1	Change or allow a new use of the land	\$1,360.90	\$680.50	\$1,360.90
<b>Part 2 Single Dwelling</b> <i>Use or development of the 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 development is:</i>				
CLASS	TYPE OF APPLICATION	APPLICATION FEE	COMBINED HALF FEE <sup>2</sup>	AMENDMENT FEE
2	Up to \$10 000	\$206.50	\$103.30	\$206.50
3	From \$10 001 up to \$100 000	\$649.90	\$325.00	\$649.90
4	From \$100 001 up to \$500 000	\$1,330.30	\$665.20	\$1,330.30
5	From \$500 001 up to \$1 million	\$1,437.30	\$718.70	\$1,437.30
6	From \$1 million up to \$2 million	\$1,544.30	\$772.20	\$1,544.30
<b>Part 3 VicSmart</b> <i>A permit that is eligible for assessment under the provisions of VicSmart as set out in the Planning Scheme, where the estimated cost of development is:</i>				
CLASS	TYPE OF APPLICATION	APPLICATION FEE	COMBINED HALF FEE <sup>2</sup>	AMENDMENT FEE
7	Up to and including \$10 000	\$206.50	\$103.30	\$206.50
8	More than \$10 000	\$443.50	\$221.80	\$443.50
9	VicSmart application to subdivide or consolidate land	\$206.50	\$103.30	\$206.50
10	VicSmart application (other than Class 7, Class 8, or Class 9)	\$206.50	\$103.30	\$206.50
<b>Part 4 All Other Development</b> <i>A permit to development land if the estimated cost of development is:</i>				
CLASS	TYPE OF APPLICATION	APPLICATION FEE	COMBINED HALF FEE <sup>2</sup>	AMENDMENT FEE
11	Up to \$100 000	\$1,185.00	\$592.50	\$1,185.00
12	More than \$100 001 up to \$1 million	\$1,597.90	\$799.00	\$1,597.90
13	More than \$1 million up to \$5 million	\$3,524.40	\$1,762.20	\$3,524.40
14	More than \$5 million up to \$15 million	\$8,982.90	\$4,491.50	\$8,982.90
15	More than \$15 million up to \$50 million	\$26,490.00	\$13,245.00	\$26,490.00

<sup>1</sup> Statutory fees are set by the State Government each year and are the same across all councils in Victoria. Where a discrepancy occurs between this list and the fees set out in the State Government's schedule of planning fees, the State Government's schedule shall be taken to be correct.

<sup>2</sup> For combined Planning Permit applications (where more than one fee applies) the amount payable will be 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. Combined half fee calculations are provided for reference only. You should contact the Planning Department for confirmation of your combined fee.

<b>Part 5 Subdivision (Other than VicSmart applications)</b>				
CLASS	TYPE OF APPLICATION	APPLICATION FEE	COMBINED HALF FEE <sup>2</sup>	AMENDMENT FEE
17	Subdivide an existing building (other than Class 9)	\$1,360.90	\$680.50	\$1,360.90
18	Subdivide land into 2 lots (other than Class 9 or 17)	\$1,360.90	\$680.50	\$1,360.90
19	Realignment of a common boundary between lots or consolidate 2 or more lots (other than a Class 9)	\$1,360.90	\$680.50	\$1,360.90
20	To subdivide land (other than Class 9, 17, 18 or 19 permit) (fee charged per 100 lots created)	\$1,360.90	\$680.50	\$1,360.90
21	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.	\$1,360.90	\$680.50	\$1,360.90
22	A permit not otherwise provided for in this Regulation	\$1,360.90	\$680.50	\$1,360.90
16	More than \$50 million	\$59,539.30	\$29,769.70	\$59,539.30

### SUBDIVISION CERTIFICATION AND ENGINEERING PLANS<sup>3</sup>

Regulation	Subdivision Certifications	Fee
6	Certification of a plan of subdivision (and to issue a statement of compliance)	\$180.50
7	Alteration of plan under Section 10(2) of the <i>Subdivision Act 1988</i>	\$114.70
8	Amendment of certified plan under Section 11(1) of the <i>Subdivision Act 1988</i>	\$145.30
Regulation	Engineering	Fee
9	Checking of engineering plans	0.75% of the estimated cost of construction of the works proposed in the engineering plan.
10	Engineering plan prepared by Council	3.5% of the cost of works proposed in the engineering plan.
11	Supervision of works	2.5% of the estimated cost of construction of the works

### AMENDING AN APPLICATION AFTER NOTICE HAS BEEN GIVEN<sup>3</sup>

Type of Application	Fee
(1) Section 57A - Request to amend an application for permit (including to amend an application for an amendment to a permit) after notice has been given.	40% of the application fee for that class of permit or amendment to permit; and Where the class of application is changing to a new class of higher application fee, the difference between the fee for the original class of application and the fee for the new class of permit. <sup>4</sup>

<sup>3</sup> Statutory fees are set by the State Government each year and are the same across all councils in Victoria. Where a discrepancy occurs between this list and the fees set out in the State Government's schedule of planning fees, the State Government's schedule shall be taken to be correct.

<sup>4</sup> This fee will be waived at the discretion of Council, pursuant to Regulation 20 of the *Planning and Environment (Fees) Regulations 2016*, if its opinion is that the fee is not warranted because of the minor nature of the matter or because the service imposes no appreciable burden. If the request to amend involves significant work, such as the giving of notice or referrals, the fee may be sought.

**OTHER MATTERS<sup>5</sup>**

NO GST

Regulation	Ledger	Type of Application	Note	Fee
15	51261.01	Certificate of Compliance - Section 97N		\$336.40
16	51261.01	Amend or end a Section 173 agreement	For an agreement to a proposal to amend or end an agreement under section 173 of the Act	\$680.50
17	51261.01	Planning Certificate – Hard Copy		\$23.00
17	51261.01	Planning Certificate – Electronic		\$7.39
18	51261.14	Satisfaction matters		\$336.40
-	51261.01	Payment of Public Open Space Contribution (for 3 or more lot subdivision)	Contact the Planning Department for a confirmation of fee	Up to 5% of site value.

**NON-STATUTORY<sup>6</sup>**

INC. GST

Ledger	Fee Type	Note	Fee
51261.08	Extension of Time for Planning Permit - 1st Extension		\$220.00
51261.08	Extension of Time for Planning Permit - 2nd Extension	Encourage completion of works	\$330.00
51261.08	Extension of Time for Planning Permit - 3rd Extension	Encourage completion of works	\$553.00
51261.15	Secondary Consent	Minor amendments not requiring notice or referrals (often minor amendments to endorsed plans)	\$203.00
51261.07	Planning Information Request - Written Planning Advice	Confirmation as to whether a permit is required	\$110.00
51261.13	Planning Information Request - Electronic copy of endorsed Planning Permit	Copy of already approved permit	\$58.00
51261.13	Planning Information Request - Hard copy of endorsed Planning Permit or other documentation	Copy of already approved permit or other documentation	\$110.00
51261.06	Notice of Planning Application	Advertising for a permit	\$54.00
51261.06	Notice letters (only above 12 letters/notices)	Only when more than 12 letters sent out	\$2.00
10610.0047	Public notice in newspaper or Government Gazette	Contact the Planning Department for a confirmation of fee	At cost
10610	Planning Panel Costs	Contact the Planning Department for a confirmation of fee	At cost
51261.16	Request to Approve Development Plan		\$442.00
51261.16	Request to Re-approve Development Plan		\$220.00

**Refunds:** At its discretion, the Council may decide to wholly or partly rebate (refund) any fee, pursuant to Regulation 20 of the Planning and Environment (Fees) Regulations 2016.

**Fee Waivers:** On application, Council can consider a request to waive or reduce the statutory planning fee for the delivery of projects, activities or service that provides a community benefit, and which align with Council's policies, strategies, or activities. Contact the Planning Department for more information.

<sup>5</sup> Statutory fees are set by the State Government each year and are the same across all councils in Victoria. Where a discrepancy occurs between this list and the fees set out in the State Government's schedule of planning fees, the State Government's schedule shall be taken to be correct.

<sup>6</sup> Non-statutory fees are adopted by Council each year as part of the annual Council budget. Where a discrepancy occurs between the non-statutory fees listed in this schedule and the fees set out in Council's annual budget, the fees listed in Council's officially adopted budget shall be taken to be correct.