

# PLANNING AND SUBDIVISION APPLICATION FEES <sup>v1</sup>



EFFECTIVE 1 JULY 2021 THROUGH 30 JUNE 2022

After 30 June 2022, please refer to [www.centralgoldfields.vic.gov.au](http://www.centralgoldfields.vic.gov.au) for updated fee schedule.

## APPLICATIONS FOR A PLANNING PERMIT OR TO AMEND A PLANNING PERMIT\*

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

<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**	AMENDMENT FEE
1	Change or allow a new use of the land	\$1,337.70	\$668.90	\$1,337.70
<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**	AMENDMENT FEE
2	Up to \$10 000	\$203.00	\$101.50	\$203.00
3	From \$10 001 up to \$100 000	\$638.80	\$319.40	\$638.80
4	From \$100 001 up to \$500 000	\$1,307.70	\$653.90	\$1,307.70
5	From \$500 001 up to \$1 million	\$1,412.90	\$706.50	\$1,412.90
6	From \$1 million up to \$2 million	\$1,518.10	\$759.10	\$1,518.10
<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**	AMENDMENT FEE
7	Up to and including \$10 000	\$203.00	\$101.50	\$203.00
8	More than \$10 000	\$435.90	\$218.00	\$435.90
9	VicSmart application to subdivide or consolidate land	\$203.00	\$101.50	\$203.00
10	VicSmart application (other than Class 7, 8, or 9)	\$203.00	\$101.50	\$203.00
<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**	AMENDMENT FEE
11	Up to \$100 000	\$1,164.90	\$582.50	\$1,164.90
12	More than \$100 001 up to \$1 million	\$1,570.70	\$785.40	\$1,570.70
13	More than \$1 million up to \$5 million	\$3,464.50	\$1,732.30	\$3,464.50
14	More than \$5 million up to \$15 million	\$8,830.20	\$4,415.10	\$8,830.20
15	More than \$15 million up to \$50 million	\$26,039.50	\$13,019.80	\$26,039.50
16	More than \$50 million	\$58,526.90	\$29,263.50	\$58,526.90

\*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.

\*\* 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. Where a discrepancy occurs between the full fee and the half fee column, the full fee column will prevail.

<b>Part 5 Subdivision (other than VicSmart applications)</b>				
CLASS	TYPE OF APPLICATION	APPLICATION FEE	COMBINED HALF FEE**	AMENDMENT FEE
17	Subdivide an existing building (other than Class 9)	\$1,337.70	\$668.90	\$1,337.70
18	Subdivide land into 2 lots (other than Class 9 or 17)	\$1,337.70	\$668.90	\$1,337.70
19	Realignment of a common boundary between lots or consolidate 2 or more lots (other than a Class 9)	\$1,337.70	\$668.90	\$1,337.70
20	To subdivide land (other than Class 9, 17, 18 or 19 permit) (fee charged per 100 lots created)	\$1,337.70	\$668.90	\$1,337.70
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.	\$1,337.70	\$668.90	\$1,337.70
22	A permit not otherwise provided for in this Regulation	\$1,337.70	\$668.90	\$1,337.70

## **SUBDIVISION CERTIFICATION AND ENGINEERING PLANS**

Regulation	Purpose	Ledger	Fee
6	Certification of a plan of subdivision (and to issue a statement of compliance)	51261.03	\$177.40
7	Alteration of plan under Section 10(2) of the Act	51261.03	\$112.80
8	Amendment of certified plan under Section 11(1) of the Act	51261.03	\$142.80
Regulation	Engineering Costs based on the Estimated Cost of Construction Works	Fee	
9	Checking of engineering plans	0.75%	
10	Engineering plan prepared by Council	3.50%	
11	Supervision of works	2.50%	

## **PERMIT APPLICATIONS FOR MORE THAN ONE CLASS**

Type of Application	Fee
(1) An application for more than one class of permit set out in the above table; or	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.
(2) An application to amend a permit in more than one class set out in the above table.	

## **AMENDING AN APPLICATION AFTER NOTICE HAS BEEN GIVEN**

Type of Application	Fee
(1) Section 57A - Request to amend an application for permit after notice has been given; or	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. ++
(2) Section 57A – Request to amend an application for an amendment to a permit after notice has been given:	

++This fee will be waived at the discretion of Council, pursuant to Regulation 20 of the Planning & Environment (Fees) Regulations 2016, unless the amendment involves further significant processing of the application, such as the giving of notice

## OTHER MATTERS

Type of Application	Ledger	Fee
Certificate of Compliance under Section 97N	51261.14	\$330.70
Amend or end a Section 173 agreement	51261.02	\$668.90
Satisfaction matters	51261.14	\$330.70
Planning Certificate	51261.14	\$22.60

## NON-STATUTORY

GST applied to all non-statutory fees · Adopted by resolution of Council, June 2021 and effective from 1 July 2021 through 30 June 2022.

Ledger	Fee Type	Note	Fee
51261.02	Extension of Time for Planning Permit - 1st Extension		\$217.00
51261.02	Extension of Time for Planning Permit - 2nd Extension	Encourage completion of works	\$326.00
51261.02	Extension of Time for Planning Permit - 3rd Extension	Encourage completion of works	\$544.00
51261.15	Secondary Consent	Minor amendments not requiring notice or referrals (often minor amendments to endorsed plans)	\$165.00
51261.07	Planning Information Request - Written Planning Advice	Confirmation as to whether a permit is required	\$109.00
51261.13	Request for a copy of a Planning Permit (electronic version)		\$57.00
51261.13	Request for hard copy of Planning Permit or other documentation		\$109.00
51261.06	Notice of Planning Application	Sign	\$53.00
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		At cost
10610.0047	Planning Panel Costs		At cost
51261.16	Request to Approve Development Plan		\$434.00
51261.16	Request to Approve Development Plan		\$217.00
52476.01	Payment of Public Open Space Contribution	3 or more lot subdivision	Up to 5% of site value.

Statutory fees are set by the State Government each year and are the same across the state.

Where a discrepancy occurs between the statutory fees listed in this schedule and the fees set out by the State Government, the State Government's list of fees shall be taken to be correct.

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 2021-22 budget, the fees listed in Council's officially adopted budget shall be taken to be correct.