

PLANNING AND SUBDIVISION SCHEDULE OF FEES ^{v1}

EFFECTIVE 1 JULY 2026 THROUGH 30 JUNE 2027

After 30 June 2027, please refer to www.centralgoldfields.vic.gov.au for updated fee schedule.



Applications for Planning Permits ¹²		Ledger: 51261.02 No GST	Fee
Under section 47 of the <i>Planning and Environment Act 1987</i> and Regulation 9 of the <i>Planning and Environment (Fees) Regulations 2016</i>			Fee Unit: \$16.81
Class 1	An application for use only.		\$1,537.00 (89 fee units)
Class 2	To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 7 permit or a permit to subdivide or consolidate land) if the estimated cost of development is \$10,000 or less.		\$233.10 (13.5 fee units)
Class 3	To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$10,000 but not more than \$100,000.		\$734.00 (42.5 fee units)
Class 4	To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 8 permit or a permit to subdivide or consolidate the land) if the estimated cost of development is more than \$100,000 but not more than \$500,000.		\$1,502.50 (87 fee units)
Class 5	To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$500,000 but not more than \$1,000,000.		\$1,623.40 (94 fee units)
Class 6	To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 8 permit or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$1,000,000 but not more than \$2,000,000.		\$1,744.30 (101 fee units)
Class 7	VicSmart application if the estimated cost of development is \$10,000 or less.		\$233.10 (13.5 fee units)
Class 8	VicSmart application if the estimated cost of development is more than \$10,000.		\$500.80 (29 fee units)
Class 9	VicSmart application to subdivide or consolidate land.		\$233.10 (13.5 fee units)

¹ 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.

² 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.

Class 10	VicSmart application (other than a class 7, class 8, or class 9 permit).	\$233.10 (13.5 fee units)
Class 11	To develop land (other than a class 2, class 3, class 7 or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is less than \$100,000.	\$1,338.40 (77.5 fee units)
Class 12	To develop land (other than a class 4, class 5, or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$100,000 and not more than \$1,000,000.	\$1,804.70 (104.5 fee units)
Class 13	To develop land (other than a class 6 or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$1,000,000 and not more than \$5,000,000.	\$3,980.70 (230.5 fee units)
Class 14	To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$5,000,000 and not more than \$15,000,000.	\$10,146.10 (587.5 fee units)
Class 15	To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$15,000,000 and not more than \$50,000,000.	\$29,920.30 (1732.5 fee units)
Class 16	To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than \$50,000,000.	\$67,249.40 (3894 fee units)
Class 17	To subdivide an existing building (other than a class 9 permit).	\$1,537.00 (89 fee units)
Class 18	To subdivide land into 2 lots (other than a class 9 or class 16 permit).	\$1,537.00 (89 fee units)
Class 19	To effect a realignment of a common boundary between lots or consolidate 2 or more lots (other than a class 9 permit).	\$1,537.00 (89 fee units)
Class 20	Subdivide land (other than a class 9, class 16, class 17 or class 18 permit (per 100 lots created).	\$1,537.00 per 100 lots created (89 fee units per 100 lots created)
Class 21	To: 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 (89 fee units)
Class 22	A permit not otherwise provided for in the regulations.	\$1,537.00 (89 fee units)

Applications for Amendments to Planning Permits³		Fee
Under section 72 of the <i>Planning and Environment Act 1987</i> and Regulation 9 of the <i>Planning and Environment (Fees) Regulations 2016</i>		Fee Unit: \$16.81
Class 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 (89 fee units)

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Class 2	Amendment to a permit (other than a permit to develop land or a single dwelling per lot or to use and develop land for a single dwelling per lot or to undertake development ancillary to the use of land for a single dwelling per lot) 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 (89 fee units)
Class 3	Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, if the cost of any additional development permitted by the amendment is \$10,000 or less.	\$233.10 (13.5 fee units)
Class 4	Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, if the cost of any additional development permitted by the amendment is more than \$10,000 but no more than \$100,000.	\$734.00 (42.5 fee units)
Class 5	Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, if the cost of any additional development permitted by the amendment is more than \$100,000 but no more than \$500,000.	\$1,502.50 (87 fee units)
Class 6	Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, if the cost of any additional development permitted by the amendment is more than \$500,000.	\$1,623.40 (94 fee units)
Class 7	Amendment to a permit that is subject to a VicSmart application, if the estimated cost of the additional development is \$10,000 or less.	\$233.10 (13.5 fee units)
Class 8	Amendment to a permit that is subject to a VicSmart application, if the estimated cost of the additional development is more than \$10,000.	\$500.80 (29 fee units)
Class 9	Amendment to a class 9 permit.	\$233.10 (13.5 fee units)
Class 10	Amendment to a class 10 permit.	\$233.10 (13.5 fee units)
Class 11	Amendment to a class 11, class 12, class 13, class 14, class 15, or class 16 permit, if the estimated cost of any additional development permitted by the amendment is \$100,000 or less.	\$1,338.40 (77.5 fee units)
Class 12	Amendment to a class 12, class 13, class 14, class 15, or class 16 permit, if the estimated cost of any additional development permitted by the amendment is more than \$100,000 but not more than \$1,000,000.	\$1,804.70 (104.5 fee units)
Class 13	Amendment to a class 11, class 12, class 13, class 14, class 15, or class 16 permit, if the estimated cost of any additional development permitted by the amendment is more than \$1,000,000.	\$3,980.70 (230.5 fee units)
Class 14	Amendment to a class 17 permit.	\$1,537.00 (89 fee units)
Class 15	Amendment to a class 18 permit.	\$1,537.00 (89 fee units)
Class 16	Amendment to a class 19 permit.	\$1,537.00 (89 fee units)
Class 17	Amendment to a class 20 permit (Per 100 lots created)	\$1,537.00 per 100 lots created (89 fee units per 100 lots created)
Class 18	Amendment to a class 21 permit	\$1,537.00 (89 fee units)
Class 19	Amendments to a class 22 permit	\$1,537.00 (89 fee units)

Statutory Fees⁴		Fee
Ledger: 51261.02 No GST		<i>Fee Unit: \$16.81</i>
Under the <i>Planning and Environment (Fees) Regulations 2016</i>		
Regulation 15	Application for Certificate of Compliance.	\$379.90 (22 fee units)
Regulation 16	For an agreement to a proposal to amend or end an agreement under section 173 of the Act.	\$768.50 (44.5 fee units)
Regulation 17	For a planning certificate	a) \$25.90 (1.5 fee units) for an application not made electronically b) \$8.50 for an application made electronically
Regulation 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 (includes Development Plans).	\$379.90 (22 fee units)
-	Payment of Public Open Space Contribution (for 3 or more lot subdivision)	Up to 5% of site value

AMEND AN APPLICATION FOR A PERMIT OR AN APPLICATION TO AMEND A PERMIT - REGULATION 12

- Under section 57A(3)(a) of the Act 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.
- Under section 57A(3)(a) of the Act 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.
- 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.

Statutory Fees⁵		Fee
Ledger: 51261.03 No GST		<i>Fee Unit: \$16.81</i>
Under the <i>Planning and Environment (Fees) Regulations 2016</i>		
Regulation 6	For certification of a plan of subdivision.	\$203.80 (11.8 fee units)
Regulation 7	Alteration of plan under section 10(2) of the Act.	\$129.50 (7.5 fee units)
Regulation 8	Amendment of certified plan under section 11(1) of the Act.	\$164.10 (9.5 fee units)
Regulation 9	Checking of engineering plans.	0.75% of the estimated cost of construction of the works proposed in

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		the engineering plan (maximum fee)
Regulation 10	Engineering plan prepared by Council.	3.5% of the cost of works proposed in the engineering plan (maximum fee)
Regulation 11	Supervision of works.	2.5% of the estimated cost of construction of the works (maximum fee)

Ledger	Non-Statutory Fees⁶	Inc. GST	Fee
51261.15	Request for Secondary Consent.		\$309.00
51261.08	Request for Extension of Time to Planning Permit – First Request.		\$366.68
51261.08	Request for Extension of Time to Planning Permit – Second Request.		\$566.50
51261.08	Request for Extension of Time to Planning Permit – Third Request.		\$772.50
51261.07	Planning Information Request - Request for Written Planning Advice		\$172.01
51261.07	Planning Information Request - Request for Copy of Planning Permit (onsite and active search)		\$103.00
51261.07	Planning Information Request - Request for hard copy of Planning Permit or other documentation.		\$217.33
51261.06	Notice of Planning Application.		\$103.00
51261.06	Notice letters (only above 12 letters/notices).		\$3.09
51261.06	Public notice in newspaper or Government Gazette.		At cost.
51261.06	Planning Panel Costs		At cost.
51261.16	Request to Approve Development Plan.		\$195.70

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, the 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.

⁶ 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 the Council's annual budget, the fees listed in Council's officially adopted budget shall be taken to be correct.