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The Parliament of Victoria enacts as follows:

PART 1—PRELIMINARY

1 Purpose

The purpose of this Act is to establish a framework for planning the use, development and protection of land in Victoria in the present and long-term interests of all Victorians.

2 Commencement

(1) Part 1 and section 204 come into operation on the day on which this Act receives the Royal Assent.

(2) The rest of this Act comes into operation on a day or days to be proclaimed.

3 Definitions

(1) In this Act—

* * * * *

amendment includes addition, deletion or substitution;
area includes two or more areas of land that are not adjoining;

building includes—

(a) a structure and part of a building or a structure; and

(b) fences, walls, out-buildings, service installations and other appurtenances of a building; and

(c) a boat or a pontoon which is permanently moored or fixed to land;

committee of management means a committee of management of Crown lands appointed under an Act;

conservation includes preservation, maintenance, sustainable use, and restoration of the natural and cultural environment;

construct includes reconstruct or make structural changes;

Crown land means land which is or is deemed to be unalienated land of the Crown and includes—

(a) land of the Crown reserved permanently or temporarily by or under an Act; and

(b) land of the Crown occupied by a person under a lease licence or other right;
Planning and Environment Act 1987
No. 45 of 1987
Part 1—Preliminary

Department means the Department of Planning and Community Development;

Development includes—
(a) the construction or exterior alteration or exterior decoration of a building; and
(b) the demolition or removal of a building or works; and
(c) the construction or carrying out of works; and
(d) the subdivision or consolidation of land, including buildings or airspace; and
(e) the placing or relocation of a building or works on land; and
(f) the construction or putting up for display of signs or hoardings;

growth area means an area of land for the time being declared under section 46AO;

Growth Areas Authority means the Growth Areas Authority established under section 46AQ;
Planning and Environment Act 1987
No. 45 of 1987
Part 1—Preliminary

**land** includes—

(a) buildings and other structures permanently fixed to land; and

(b) land covered with water; and

(c) any estate, interest, easement, servitude, privilege or right in or over land;

---

**occupier** includes a committee of management of Crown land;

**owner**—

(a) in relation to land which has been alienated in fee by the Crown and is under the operation of the **Transfer of Land Act 1958** (other than land in an identified folio under that Act), means the person who is registered or entitled to be registered as proprietor, or the persons who are registered or entitled to be registered as proprietors, of an estate in fee simple in the land; and

(b) in relation to land which has been alienated in fee by the Crown and is land in an identified folio under the **Transfer of Land Act 1958** or land not under the operation of the **Transfer of Land Act 1958**, means the person who is the owner, or the persons who are the owners, of the fee or equity of redemption; and
(c) in relation to Crown land reserved under the Crown Land (Reserves) Act 1978 and managed or controlled by a committee of management, means the Minister administering that Act; and

(d) in relation to any other Crown land, means the Minister or public authority that manages or controls the land;

Port of Melbourne Area means—

(a) the land shown red on plan numbered LEGL./02–023 and lodged in the Central Plan Office established under the Survey Co-ordination Act 1958; and

(b) any area included in the Port of Melbourne Area under subsection (3)—but excludes any area excluded from the Port of Melbourne Area under subsection (3);

principal registrar means principal registrar of the Tribunal;

public authority means a body established for a public purpose by or under any Act but does not include a municipal council;

public purpose includes any purpose for which land may be compulsorily acquired under any Act to which the Land Acquisition and Compensation Act 1986 applies;

registered restrictive covenant means a restriction within the meaning of the Subdivision Act 1988;
road includes highway, street, lane, footway, square, court, alley or right of way, whether a thoroughfare or not and whether accessible to the public generally or not;

secretary in relation to a responsible authority or planning authority being—

(a) a Minister, means the Department Head of the Minister's department; and

(b) a municipal council, means the Chief Executive Officer of the council; and

(c) any other responsible authority or planning authority, means the Chief Executive Officer of the authority— and includes any person for the time being authorised by the authority to exercise the powers and perform the duties of that office;

subdivision means the division of land into two or more parts which can be disposed of separately;

Tribunal means Victorian Civil and Administrative Tribunal established by the Victorian Civil and Administrative Tribunal Act 1998;

urban growth boundary means a boundary that is specified or is to be specified as an urban growth boundary in a planning scheme;

use in relation to land includes use or proposed use for the purpose for which the land has been or is being or may be developed;
**Victoria Planning Provisions** means the Victoria Planning Provisions approved under Part 1A as amended from time to time;

**works** includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil.

(2) If under the **Public Administration Act 2004** the name of the Department of Planning and Community Development is changed, the reference in the definition of **Department** in subsection (1) to that Department must, from the date when the name is changed, be treated as a reference to the Department by its new name.

(3) The Governor in Council may by order published in the Government Gazette—

(a) include any area of land adjoining the Port of Melbourne Area in the Port of Melbourne Area; or

(b) exclude any area of land from the Port of Melbourne Area.

3A **Transport Integration Act 2010**

This Act is interface legislation within the meaning of the **Transport Integration Act 2010**.

4 **Objectives**

(1) The objectives of planning in Victoria are—

(a) to provide for the fair, orderly, economic and sustainable use, and development of land;
Part 1—Preliminary

Planning and Environment Act 1987
No. 45 of 1987

(b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;

(c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;

(d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;

(e) to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;

(f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e);

(g) to balance the present and future interests of all Victorians.

(2) The objectives of the planning framework established by this Act are—

(a) to ensure sound, strategic planning and co-ordinated action at State, regional and municipal levels;

(b) to establish a system of planning schemes based on municipal districts to be the principal way of setting out objectives, policies and controls for the use, development and protection of land;

(c) to enable land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;
(d) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;

(e) to facilitate development which achieves the objectives of planning in Victoria and planning objectives set up in planning schemes;

(f) to provide for a single authority to issue permits for land use or development and related matters, and to co-ordinate the issue of permits with related approvals;

(g) to encourage the achievement of planning objectives through positive actions by responsible authorities and planning authorities;

(h) to establish a clear procedure for amending planning schemes, with appropriate public participation in decision making;

(i) to ensure that those affected by proposals for the use, development or protection of land or changes in planning policy or requirements receive appropriate notice;

(j) to provide an accessible process for just and timely review of decisions without unnecessary formality;

(k) to provide for effective enforcement procedures to achieve compliance with planning schemes, permits and agreements;

(l) to provide for compensation when land is set aside for public purposes and in other circumstances.
PART 1A—VICTORIA PLANNING PROVISIONS

4A Victoria Planning Provisions

(1) To assist in providing a consistent and co-ordinated framework for planning schemes in Victoria, the Minister may prepare and approve standard planning provisions to be called the Victoria Planning Provisions.

(2) The Victoria Planning Provisions may contain any matter which may be included in a planning scheme under section 6.

(3) The Minister must publish notice of the approval of the Victoria Planning Provisions in the Government Gazette.

4B Amendment of Victoria Planning Provisions

(1) The Minister may at any time prepare an amendment to the Victoria Planning Provisions.

(2) The Minister may authorise any other Minister or any public authority or municipal council to prepare an amendment to the Victoria Planning Provisions.

(3) Subject to subsection (4), sections 17 to 34 and Part 8 apply to the preparation of an amendment to the Victoria Planning Provisions as if—

(a) the amendment were an amendment to a planning scheme prepared under Part 3; and

(b) the Minister or the authorised body or person were the planning authority.

(4) Sections 21(3), 22(3), 23(3) and 25(3) do not apply to the preparation of an amendment to the Victoria Planning Provisions.
4C Approval of amendment

(1) The Minister may—

(a) approve an amendment or part of an amendment to the Victoria Planning Provisions prepared by the Minister or submitted to the Minister under section 4B—

(i) with or without changes; and

(ii) subject to any conditions the Minister wishes to impose; or

(b) refuse to approve the amendment or part of the amendment.

(2) If the Minister approves only part of an amendment to the Victoria Planning Provisions that part becomes a separate amendment.

(3) The Minister may approve further parts of an amendment to the Victoria Planning Provisions at any time.

4D Notice of approval

The Minister must publish notice of the approval of an amendment to the Victoria Planning Provisions in the Government Gazette, specifying the place or places at which any person may inspect the amendment.

4E Commencement

An amendment to the Victoria Planning Provisions comes into operation—

(a) when the notice of approval of the amendment is published in the Government Gazette; or

(b) on any later day or days specified in the notice.
4F Application of planning scheme provisions to amendments to VPPs

Sections 38 and 39 apply as if the amendment to the Victoria Planning Provisions were an amendment to a planning scheme.

4G Lodging of Victoria Planning Provisions and approved amendments

(1) The Minister must lodge the prescribed documents and a copy of the Victoria Planning Provisions and every approved amendment to the Victoria Planning Provisions with—

(a) each responsible authority; and
(b) each municipal council; and
(c) any other person or persons whom the Minister specifies.

(2) An amendment must be lodged before notice of approval of the amendment is published in the Government Gazette.

4H Who must keep a copy of an approved amendment available for inspection?

The Minister, each responsible authority and any person with whom a copy of an approved amendment is lodged under section 4G must make the copy and any documents lodged with it available at their respective offices during office hours for any person to inspect free of charge for two months after the amendment comes into operation and after that period on payment of the prescribed fee.
4I Who must keep up to date copy of Victoria Planning Provisions?

The Minister, the responsible authority and any person with whom an amendment is lodged under section 4G must keep a copy of the Victoria Planning Provisions incorporating all amendments to them and of all documents lodged with those amendments available at their respective offices during office hours for any person to inspect free of charge.

4J Amendment of planning schemes by Victoria Planning Provisions

(1) An amendment to the Victoria Planning Provisions may also provide for an amendment to one or more specified planning schemes.

(2) On the approval of an amendment to the Victoria Planning Provisions which provides for an amendment to a planning scheme, the amendment to the planning scheme is deemed to be approved under Part 3.

(3) The notice of the approval of the amendment to the Victoria Planning Provisions given under section 4D is deemed also to be notice of the approval under Part 3 of each amendment of a planning scheme provided for in the amendment to the Victoria Planning Provisions.

(4) An amendment to a planning scheme provided for in an amendment to the Victoria Planning Provisions comes into operation—

(a) when the amendment to the Victoria Planning Provisions comes into operation; or

(b) on any later day or days specified in the notice of approval of the amendment to the Victoria Planning Provisions given under section 4D.
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(5) Part 3 (except Divisions 1 and 2 and sections 29 to 37) applies to an amendment to a planning scheme provided for in an amendment to the Victoria Planning Provisions.

(6) Nothing in section 8 limits the power of a person authorised under section 4B to prepare an amendment to a planning scheme under this section.
PART 2—PLANNING SCHEMES

5 What are the planning schemes to which this Act applies?

This Act applies to any planning scheme approved under this Act as in force from time to time under this Act.

6 What can a planning scheme provide for?

(1) A planning scheme for an area—

(a) must seek to further the objectives of planning in Victoria within the area covered by the scheme; and

(aa) must contain a municipal strategic statement, if the scheme applies to the whole or part of a municipal district; and

(b) may make any provision which relates to the use, development, protection or conservation of any land in the area.

(2) Without limiting subsection (1), a planning scheme may—

(a) set out policies and specific objectives;

(b) regulate or prohibit the use or development of any land;

(c) designate land as being reserved for public purposes;

(d) include strategic plans, policy statements, codes or guidelines relating to the use or development of land;

(e) regulate or prohibit any use or development in hazardous areas or in areas which are likely to become hazardous areas;
(f) set out requirements for the provision of public utility services to land;

(g) subject to section 6A, regulate or provide for the creation, variation or removal of easements or restrictions under section 23 of the Subdivision Act 1988;

(ga) subject to section 6A, regulate or provide for the variation or removal of conditions in the nature of easements in Crown grants, under section 23 of the Subdivision Act 1988;

(gb) subject to section 6A, regulate or provide for the creation or removal of easements or rights of way under section 36 of the Subdivision Act 1988;

(h) require specified things to be done to the satisfaction of the responsible authority a Minister, public authority, municipal council or referral authority;

(ha) require specified information to be provided with an application for a permit;

(i) state the provisions of the planning scheme which would have applied to land reserved for a public purpose under the planning scheme if it had not been reserved for this purpose;

(j) apply, adopt or incorporate any document which relates to the use, development or protection of land;
(k) provide that any use or development of land is conditional on an agreement being entered into with the responsible authority or a referral authority;

(ka) set out classes of land, use or development exempted from section 96(1) or (2);

(kb) make any provision in relation to any of the things listed in the Table in section 24A(1) of the Subdivision Act 1988;

(kc) set out classes of applications for permits exempted wholly or in part from section 52(1) and set out notice requirements (if any) to apply in place of the requirements of that subsection;

(kd) set out classes of applications the decisions on which are exempted from the requirements of section 64(1), (2) and (3) and section 82(1);

(ke) subject to subsection (3), specify what effect (if any) the planning scheme will have on a use or development of land for which a permit or certificate of compliance has been issued;

(l) provide for any other matter which this Act refers to as being included in a planning scheme.

(3) Subject to subsections (4) and (4A), nothing in any planning scheme or amendment shall—

(a) prevent the continuance of the use of any land upon which no buildings or works are erected for the purposes for which it was being lawfully used before the coming into operation of the scheme or amendment (as the case may be); or
(b) prevent the use of any building which was erected before that coming into operation for any purpose for which it was lawfully being used immediately before that coming into operation; or

c) prevent the use of any works constructed before that coming into operation for any purpose for which they were being lawfully used immediately before that coming into operation; or

d) prevent the use of any building or work for any purpose for which it was being lawfully erected or carried out immediately before that coming into operation; or

e) require the removal or alteration of any lawfully constructed building or works.

(4) Subsection (3) does not apply to a use of land—

(a) which has stopped for a continuous period of two years; or

(b) which has stopped for two or more periods which together total two years in any period of three years; or

(c) in the case of a use which is seasonal in nature, if the use does not take place for two years in succession.

(4A) A planning scheme may require a use to which subsection (3) applies to comply with—

(a) a Code of Practice which has been incorporated or adopted in accordance with section 39 of the Conservation, Forests and Lands Act 1987; or

(b) a Code of Practice approved or ratified by Parliament under an Act.
(5) A provision of a planning scheme may operate for a specified period.

(6) A planning scheme may apply to—

(a) a municipal district; or

(b) a municipal district together with an area adjoining the municipal district which is not in any municipal district; or

(c) an area or areas which are not in any municipal district; or

(d) if the affected municipal councils consent, any part of a municipal district or any adjoining parts of two or more municipal districts.

6A Easements, restrictions etc.

(1) In this section and in section 6(2)(g) restriction has the same meaning as in the Subdivision Act 1988.

(2) Subject to subsection (3), a planning scheme may require a permit to be obtained before a person proceeds under section 23, 24A or 36 of the Subdivision Act 1988.

(3) A planning scheme must not—

(a) prohibit or restrict—

(i) the creation, variation or removal of easements or restrictions by agreement, prescription, abandonment, or otherwise by operation of law; or

(ii) the creation, variation or removal of easements or restrictions by or under an Act other than the Subdivision Act 1988; or
(iii) a person from proceeding under the Subdivision Act 1988 in relation to the creation, variation or removal of an easement or restriction referred to in subparagraph (i) or (ii); or

(b) regulate or provide for—

(i) the variation or removal of a covenant under Division 2 of Part 4 of the Heritage Act 1995 or section 3A of the Victorian Conservation Trust Act 1972; or

(ii) the variation or removal of an easement required to be created in favour of a public authority, Council, Minister or other person under an Act other than the Subdivision Act 1988, without the consent of that person; or

(c) allow a person to proceed under section 23 of the Subdivision Act 1988 to create, vary or remove an easement or restriction over land that the person does not own.

(4) A provision included in a planning scheme under section 6(2)(ga) is in addition to section 362A of the Land Act 1958, and a person may choose whether to proceed under that section or the provision of the planning scheme.

7 Structure of planning schemes

(1) A planning scheme for an area must include and must specify separately—

(a) State standard provisions; and

(b) local provisions.

(2) The State standard provisions must consist of provisions selected from the Victoria Planning Provisions.
(3) The local provisions—

(a) must include—

(i) a municipal strategic statement, if the area of the planning scheme includes the whole or part of a municipal district; and

(ii) any other provision which the Minister directs to be included in the planning scheme; and

(b) may include any other provision which applies only to the area of the planning scheme.

(3A) Subsection (3)(a)(i) does not apply to any part of a municipal district that is within the Port of Melbourne Area.

(4) If there appears to be an inconsistency between different provisions of a planning scheme—

(a) the scheme must, so far as practicable, be read so as to resolve the inconsistency; and

(b) subject to paragraph (a)—

(i) the State standard provisions prevail over the local provisions; and

(ii) a specific control over land prevails over a municipal strategic statement or any strategic plan, policy statement, code or guideline in the planning scheme.

(5) The Minister may issue directions or guidelines as to the form and content of any planning scheme or planning schemes.

(6) A planning authority must comply with a direction of the Minister under subsection (5).
8 Minister is planning authority

(1) The Minister may prepare—

(a) a planning scheme for any municipal district or other area of Victoria; or

(b) amendments to any provision of a planning scheme.

(2) The Minister is a planning authority under this Act.

(3) This Act applies to a planning scheme prepared by the Minister as if it were an amendment to a planning scheme.

8A Municipal councils are planning authorities

(1) A municipal council is a planning authority—

(a) for any planning scheme in force in its municipal district; and

(b) for any other planning scheme for which it is authorised under this section to prepare an amendment.

(2) Despite subsection (1)(a), a municipal council may only prepare an amendment to a planning scheme if authorised to do so by the Minister under this section.

(3) The Minister, on the application of a municipal council, may authorise that municipal council to prepare an amendment to any part of the State standard provisions and local provisions of—

(a) a planning scheme in force in its municipal district; or

(b) a planning scheme applying to an area adjoining its municipal district.

(4) An application under subsection (3) must be in writing in a form approved by the Minister and contain the information required by the Minister.
(5) An authorisation must be in writing.

(6) The Minister may authorise the preparation of an amendment subject to any conditions the Minister wishes to impose, including conditions relating to the giving of notice of the amendment.

(7) The Minister cannot authorise a municipal council to prepare an amendment to a planning scheme applying to the Port of Melbourne Area unless the amendment does not affect or apply to land in that Area.

9 Authorised Ministers and authorities are planning authorities

(1) The Minister may authorise any other Minister or public authority to prepare an amendment to any part of the State standard provisions and local provisions of a planning scheme.

(2) An authorisation must be in writing.

(3) The Minister may authorise the preparation of an amendment subject to any conditions the Minister wishes to impose, including conditions relating to the giving of notice of the amendment.

(4) A Minister or public body that is authorised under this section to prepare an amendment to a planning scheme is a planning authority under this Act.
10 Restrictions and powers relating to the preparation of amendments

(1) The power given to a planning authority to prepare an amendment to the State standard provisions of a planning scheme extends only to the inclusion of a provision in or deletion of a provision from the State standard provisions of the planning scheme.

(2) A planning authority that is given power to amend more than one planning scheme may prepare amendments to two or more of those schemes in the one instrument.

(3) Only the Minister may include in an amendment a provision setting out the classes of land, use or development exempted from section 96(1) or 96(2).

11 Minister may authorise planning authority to approve amendment

(1) If the Minister authorises the preparation of an amendment to a planning scheme, the Minister must state in the authorisation whether—

(a) the planning authority is also authorised to approve the amendment under section 35B; or

(b) the amendment must be submitted to the Minister under section 31 for approval.

(2) The Minister, at any time before notice of the approval of the amendment is published in the Government Gazette under section 36, may, in writing, withdraw an authorisation under subsection (1)(a).
(3) If the Minister withdraws an authorisation under subsection (1)(a)—

(a) any approval of the amendment by the planning authority is, and is deemed always to have been, of no effect; and

(b) the amendment must be submitted to the Minister under section 31 for approval.

(4) The Minister cannot authorise a planning authority to approve an amendment under section 35B if—

(a) it is an amendment to a metropolitan fringe planning scheme within the meaning of Part 3AA—

(i) that amends or inserts an urban growth boundary within the meaning of that Part; or

(ii) that has the effect of altering or removing any controls over the subdivision of any green wedge land within the meaning of that Part to allow the land to be subdivided into more lots or into smaller lots than allowed for in the planning scheme; or

(b) the amendment is to be considered concurrently with an application for a permit under Division 5 of Part 4.

12 What are the duties and powers of planning authorities?

(1) A planning authority must—

(a) implement the objectives of planning in Victoria;

(b) provide sound, strategic and co-ordinated planning of the use and development of land in its area;
(c) review regularly the provisions of the planning scheme for which it is a planning authority;

(d) prepare amendments to a planning scheme for which it is a planning authority;

(e) prepare an explanatory report in respect of any proposed amendment to a planning scheme.

(2) In preparing a planning scheme or amendment, a planning authority—

(a) must have regard to the Minister's directions; and

(aa) must have regard to the Victoria Planning Provisions; and

(ab) in the case of an amendment, must have regard to any municipal strategic statement, strategic plan, policy statement, code or guideline which forms part of the scheme; and

(b) must take into account any significant effects which it considers the scheme or amendment might have on the environment or which it considers the environment might have on any use or development envisaged in the scheme or amendment; and

(c) may take into account its social effects and economic effects.

(3) A planning authority may—

(a) carry out studies and commission reports; and
(b) do all things necessary to encourage and promote the orderly and proper use, development and protection of land in the area for which it is a planning authority; and

(c) take any steps and consult with any other persons it considers necessary to ensure the co-ordination of the planning scheme with proposals by those other persons.

12A Municipal strategic statements

(1) A planning authority which is a municipal council must prepare a municipal strategic statement for its municipal district.

(2) A municipal strategic statement must further the objectives of planning in Victoria to the extent that they are applicable in the municipal district.

(3) A municipal strategic statement must contain—

(a) the strategic planning, land use and development objectives of the planning authority; and

(b) the strategies for achieving the objectives; and

(c) a general explanation of the relationship between those objectives and strategies and the controls on the use and development of land in the planning scheme; and

(d) any other provision or matter which the Minister directs to be included in the municipal strategic statement.

(4) A municipal strategic statement must be consistent with the current Council Plan for the municipal council approved under section 125 of the Local Government Act 1989.
(7) This section does not apply to any part of a municipal district that is within the Port of Melbourne Area.

## 12B Review of planning schemes

(1) A planning authority which is a municipal council must review its planning scheme—

(a) no later than one year after each date by which it is required to approve a Council Plan under section 125 of the Local Government Act 1989; or

(b) within such longer period as is determined by the Minister.

(2) A planning authority which is a municipal council must also review its planning scheme at any other time that the Minister directs.

(3) The objective of a review under this section is to enhance the effectiveness and efficiency of the planning scheme in achieving—

(a) the objectives of planning in Victoria; and

(b) the objectives of the planning framework established by this Act.

(4) The review must evaluate the planning scheme to ensure that it—

(a) is consistent in form and content with the directions or guidelines issued by the Minister under section 7; and

(b) sets out effectively the policy objectives for use and development of land in the area to which the planning scheme applies; and
(c) makes effective use of State provisions and local provisions to give effect to State and local planning policy objectives.

(5) On completion of a review under this section, the planning authority must without delay report the findings of the review to the Minister.

13 Responsible authority

The person who is the responsible authority for the administration or enforcement of a planning scheme or a provision of a planning scheme under this Act is—

(a) the municipal council if the planning scheme applies to land which is wholly or partly in its municipal district unless the planning scheme specifies any other person as the responsible authority; or

(b) the Minister, if the planning scheme applies only to land outside a municipal district, unless the planning scheme specifies any other person as the responsible authority; or

(c) any person whom the planning scheme specifies as a responsible authority for that purpose.

14 What are the duties of a responsible authority?

The duties of a responsible authority are—

(a) to efficiently administer and enforce the planning scheme; and

(aa) to enforce any enforcement order or interim enforcement order relating to land covered by a planning scheme for which it is the responsible authority; and

(b) to implement the objectives of the planning scheme; and
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15 Changes in boundaries

(1) If any land in a municipal district becomes the whole or part of a new or different municipal district under the Local Government Act 1989—

(a) any planning scheme applying to that land immediately before the alteration in the municipal district; and

(b) all things done under that scheme—

continue to have the same operation and effect as they would have had if the alteration had not been made except that the responsible authority for the subsequent administration and enforcement of the planning scheme is the council of the new or different municipal district unless the planning scheme specifies a person other than a municipal council as the responsible authority.

(2) If any land which is not in a municipal district becomes the whole or part of a municipal district under the Local Government Act 1989—

(a) any planning scheme applying to the land immediately before the land becomes a municipal district; and

(b) all things done under that scheme—

continue to have the same operation and effect as they would have had if the alteration had not been made except that the responsible authority for the subsequent administration and enforcement of the planning scheme is the council of the municipal district unless the planning scheme specifies a person other than a municipal council as the responsible authority.
16 Application of planning scheme

A planning scheme is binding on every Minister, government department, public authority and municipal council except to the extent that the Governor in Council, on the recommendation of the Minister, directs by Order published in the Government Gazette.
PART 3—AMENDMENT OF PLANNING SCHEMES

Division 1—Exhibition and notice of amendment

17 Copies of amendment to be given to certain persons

(1) A planning authority must give copies of any amendment it prepares to a planning scheme together with the explanatory report and any document applied, adopted or incorporated in the amendment—

(a) to a municipal council, if the amendment applies to its municipal district; and

* * * * *

(c) to the Minister; and

(d) to any other person whom the Minister specifies.

(2) A planning authority must also give a copy of any agreement entered into under section 173 to any person to whom it gives a copy of the amendment if the agreement or part of the agreement will not come into operation fully unless the amendment comes into operation.

18 Availability of amendment

The planning authority that prepared an amendment and any person who is given a copy of an amendment under section 17(1)(a) or (c) must make the amendment, the explanatory report, any document applied, adopted or incorporated in the amendment and any accompanying agreement available at their respective offices during office hours for any person to inspect free of charge until the amendment is approved or lapses.
19 What notice of an amendment must a planning authority give?

(1) A planning authority must give notice of its preparation of an amendment to a planning scheme—

(a) to every Minister, public authority and municipal council that it believes may be materially affected by the amendment; and

(b) to the owners (except persons entitled to be registered under the Transfer of Land Act 1958 as proprietor of an estate in fee simple) and occupiers of land that it believes may be materially affected by the amendment; and

(c) to any Minister, public authority, municipal council or person prescribed; and

(ca) to owners (except persons entitled to be registered under the Transfer of Land Act 1958 as proprietor of an estate in fee simple) and occupiers of land benefited by a registered restrictive covenant, if the amendment provides for the removal or variation of the covenant; and

(d) to the Minister administering the Land Act 1958 if the amendment provides for the closure of a road wholly or partly on Crown land.

(1A) Subject to subsection (1C), the planning authority is not required to give notice of an amendment under subsection (1)(b) if it considers the number of owners and occupiers affected makes it impractical to notify them all individually about the amendment.
(1B) A planning authority which does not give notice under subsection (1)(b) for the reasons set out in subsection (1A) must take reasonable steps to ensure that—

(a) public notice of the proposed amendment is given in the area affected by the amendment; and

(b) that notice states that owners and occupiers of land referred to in subsection (1)(b) are entitled to make submissions in accordance with sections 21 and 21A.

(1C) Subsection (1A) does not apply in relation to the giving of notice to an owner of land of an amendment which provides for—

(a) the reservation of that land for public purposes; or

(b) the closure of a road which provides access to that land.

(2) A planning authority must publish a notice of any amendment it prepares in a newspaper generally circulating in the area to which the amendment applies.

(2A) A planning authority must cause notice of an amendment providing for the removal or variation of a registered restrictive covenant to be given by placing a sign on the land which is the subject of the amendment.

(3) On the same day as it gives the last of the notices required under subsections (1), (2) and (2A) or after all other notices have been given under this section, the planning authority must publish a notice of the preparation of the amendment in the Government Gazette.
(4) Any notice must—

(a) be given in accordance with the regulations; and

(b) set a date for submissions to the planning authority which, if notice of the preparation of the amendment is given in the Government Gazette, must be not less than one month after the date that the notice is given in the Government Gazette.

(5) The failure of a planning authority to give a notice under subsection (1) does not prevent the adoption or approval of the amendment by the planning authority or its submission to or approval by the Minister.

(6) Subsection (5) does not apply to a failure to notify an owner of land about the preparation of an amendment which provides for—

(a) the reservation of that land for public purposes; or

(b) the closure of a road which provides access to that land.

(7) A planning authority may take any other steps it thinks necessary to tell anyone who may be affected by the amendment about its preparation.

20 Exemption from giving notice

(1) A planning authority may apply to the Minister to exempt it from any of the requirements of section 19 or the regulations in respect of an amendment.

(2) If the Minister considers that compliance with any of those requirements is not warranted, or that the interests of Victoria or any part of Victoria make such an exemption appropriate, the Minister may—
(a) exempt a planning authority from any of those requirements; and

(b) impose conditions on that exemption, including a condition which requires the planning authority to give notice of the amendment in any specified manner.

(3) The Minister cannot exempt a planning authority from the requirement to give notice—

(a) to the owner of any land, of an amendment which provides for—

(i) the reservation of that land for public purposes; or

(ii) the closure of a road which provides access to that land; or

(b) to any Minister prescribed under section 19(1)(c); or

(ba) under section 19(2) or (3), if the amendment proposes a change to provisions relating to land set aside or reserved as public open space; or

(c) to the Minister administering the Land Act 1958 under section 19(1)(d).

(4) The Minister may exempt himself or herself from any of the requirements of sections 17, 18 and 19 and the regulations in respect of an amendment which the Minister prepares, if the Minister considers that compliance with any of those requirements is not warranted or that the interests of Victoria or any part of Victoria make such an exemption appropriate.

(5) The Minister may consult with the responsible authority or any other person before exercising the powers under subsection (2) or (4).
(6) The Minister cannot, under this section, exempt a planning authority or himself or herself from any requirement if the amendment is to include a DAC Activity Centre Area within the meaning of Part 4AA or to amend the boundaries of such an Area.

Division 2—Public submissions about an amendment

21 Who may make a submission?²¹,¹²

(1) Any person may make a submission to the planning authority about an amendment of which notice has been given under section 19 or in accordance with a condition imposed under section 20(2)(b).

(2) The planning authority must make a copy of every submission available at its office for any person to inspect during office hours free of charge until the end of two months after the amendment comes into operation or lapses.

(3) A person is not entitled to make a submission which requests a change to the terms of any State standard provision to be included in a planning scheme by the amendment.

(4) Despite subsection (3), a person is entitled to make a submission which requests that a State standard provision be included in or deleted from the scheme.

21A Joint submissions¹³

(1) Two or more persons may make one submission to a planning authority under section 21 or the Minister under section 34.
(2) If a number of persons make one submission, they may give the planning authority or Minister (as the case requires)—

(a) the name and address of the person to whom the planning authority or Minister must give any notice required by this Act to be given to the maker of a submission; and

(b) the name and address of any person who is to represent them at any panel hearing.

(3) If a number of persons make one submission, it is sufficient compliance with—

(a) any requirement of this Act to give notice to the maker of a submission if the planning authority or Minister (as the case requires) gives the notice—

(i) to the person named under subsection (2)(a); or

(ii) if no name and address is given under subsection (2)(a), to one of the persons who made the submission; and

(b) any requirement of this Act to give an opportunity to be heard to the maker of a submission if an opportunity to be heard is given—

(i) to the person named under subsection (2)(b); or

(ii) if no name and address is given under subsection (2)(b), to one of the persons who made the submission.

(4) If the planning authority or Minister gives notice under subsection (3)(a)(ii), the planning authority or Minister must also publish a copy of the notice in a newspaper generally circulating in the area to which the amendment applies.
Planning authority to consider submissions

(1) A planning authority must consider all submissions made on or before the date set out in the notice.

(2) The planning authority may consider a late submission and must consider one if the Minister directs.

(3) A planning authority must not consider a submission which requests a change to the terms of any State standard provision to be included in the planning scheme by the amendment.

(4) Despite subsection (3), a planning authority may consider a submission which requests that a State standard provision be included in or deleted from the scheme.

Decisions about submissions

(1) After considering a submission which requests a change to the amendment, the planning authority must—

   (a) change the amendment in the manner requested; or

   (b) refer the submission to a panel appointed under Part 8; or

   (c) abandon the amendment or part of the amendment.

(2) A planning authority may refer to the panel submissions which do not require a change to the amendment.

(3) Subsection (1) does not apply to a submission which requests a change to the terms of any State standard provision to be included in the planning scheme by the amendment.
(4) Despite subsection (3), subsection (1) does apply to a submission which requests that a State standard provision be included in or deleted from the scheme.

24 Hearing by panel

The panel must consider all submissions referred to it and give a reasonable opportunity to be heard to—

(a) any person who has made a submission referred to it;

(b) the planning authority;

(c) any responsible authority or municipal council concerned;

(e) any person whom the Minister or the planning authority directs the panel to hear.

25 Report by panel

(1) The panel must report its findings to the planning authority.

(2) In its report, the panel may make any recommendation it thinks fit.

(3) A panel must not make a recommendation that an amendment be adopted with changes to the terms of any State standard provision to be included in the planning scheme.

(4) Despite subsection (3), a panel may make a recommendation that an amendment provide for a State standard provision to be included in or deleted from the planning scheme.
25A Recommendation by panel to Minister

(1) The panel may recommend to the Minister that an amendment be prepared to the Victoria Planning Provisions.

(2) Subsection (1) does not apply if the Minister is the planning authority.

26 Reports to be made public

(1) The planning authority may make the panel's report available at its office during office hours for any person to inspect free of charge at any time after the planning authority receives the report and must make it so available forthwith if—

(a) the planning authority has decided whether or not to adopt the amendment; or

(b) 28 days have elapsed since it received the panel's report.

(2) A report made available for inspection under subsection (1) must be kept available for inspection until the end of two months after the amendment comes into operation or lapses.

27 Planning authority to consider panel's report

(1) The planning authority must consider the panel's report before deciding whether or not to adopt the amendment.

(2) A planning authority may apply to the Minister to exempt it from subsection (1) if the planning authority has not received the panel's report at the end of—

(a) 6 months from the panel's appointment; or

(b) 3 months from the date on which the panel completed its hearing—

whichever is earlier.
(3) The Minister may exempt a planning authority from subsection (1) if the Minister considers that delay in considering whether or not to adopt the amendment would adversely affect the planning of the area, and may impose conditions to which the exemption is subject.

28 Abandonment of amendment

The planning authority must tell the Minister in writing if it decides to abandon an amendment or part of an amendment.

Division 3—Adoption and approval of amendment

29 Adoption of amendment

(1) After complying with Divisions 1 and 2 in respect of an amendment or any part of it, the planning authority may adopt the amendment or that part with or without changes.

(2) If a planning authority adopts a part of an amendment that part becomes a separate amendment.

30 When does an amendment lapse?

(1) An amendment or part of an amendment lapses—

(a) at the end of two years after the date of publication of the notice in the Government Gazette under section 19(3) unless—

(i) the planning authority adopts it within that period; or

(ii) the Minister allows a longer period for the adoption of the amendment; or

(b) at the end of any period which the Minister allows unless the planning authority adopts it within that period; or
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(c) when the planning authority notifies the Minister in writing that it has abandoned the amendment or part; or

(d) when the Minister refuses to approve it under this Act.

Note
An amendment may also lapse under Part 3AA.

(2) When an amendment has lapsed under subsection (1)(b), (c) or (d), the Minister must publish a notice in the Government Gazette setting out the date on which the amendment or part lapsed.

(3) The publication of the notice under subsection (2) is conclusive proof of the date that the amendment lapsed.

(4) If any person asks the Minister or a planning authority a question as to whether an amendment or part of an amendment has lapsed under subsection (1)(a), the Minister or planning authority must, without delay—

(a) tell the person—

(i) whether or not the amendment or part has lapsed; and

(ii) if relevant, of any longer period allowed under subsection (1)(a)(ii); and

(b) confirm the information in writing if so requested.

31 Planning authority to submit amendment to Minister

(1) A planning authority other than the Minister must submit an adopted amendment to the Minister together with the prescribed information.
(2) If a planning authority did not give notice of the amendment under section 19(1)(b) for the reasons set out in section 19(1A), the planning authority must inform the Minister of this when submitting the adopted amendment under subsection (1) and give the Minister details of the steps taken under section 19(1B) in respect of the amendment.

(3) This section and sections 32 to 35 do not apply to an amendment if a planning authority is authorised under section 11 to approve that amendment.

32 More notice

(1) The Minister may direct the planning authority to give more notice of the amendment if the Minister thinks that the notice which the planning authority gave was inadequate, even if the planning authority has complied with section 19.

(2) The planning authority must give the notice of the amendment required by the Minister and comply again with sections 21 to 31 in relation to all matters after the giving of notice.

33 Notice of changes

(1) The Minister may direct the planning authority to give notice of any changes to the amendment which—

(a) the planning authority has made under section 29; or

(b) the Minister proposes to make.

(2) The direction may specify the manner and form in which the notice is to be given.

34 Submissions

(1) The Minister may allow any person affected by a change to an amendment to make a submission to the Minister on the change.
(2) The Minister may refer any submissions to a panel appointed under Part 8.

(3) The panel must consider the submissions and give any person who made a submission referred to it a reasonable opportunity to be heard.

(4) The panel may give any other person affected a reasonable opportunity to be heard.

(5) The panel must report its findings to the Minister setting out the panel's recommendations on the changes.

35 Approval of amendment by Minister

(1) The Minister may—

(a) approve an amendment or a part of an amendment prepared by the Minister or submitted to the Minister under section 31—

(i) with or without changes; and

(ii) subject to any conditions the Minister wishes to impose; or

(b) refuse to approve the amendment or part of the amendment.

(2) If the Minister approves only a part of an amendment that part becomes a separate amendment.

(3) The Minister may approve further parts of an amendment at any time.

(4) The Minister must not approve an amendment or part without the consent of—

(a) a Minister prescribed under section 19, if that Minister so requires for a prescribed reason; or
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35A Approving planning authority to first seek certification of Secretary

(1) This section applies if a planning authority is authorised under section 11 to approve an amendment and has adopted the amendment under section 29.

(2) The planning authority must not approve the amendment under section 35B unless the amendment has been certified by the Secretary to the Department as being in an appropriate form.

(3) Before certifying an amendment under this section, the Secretary to the Department may require any changes to the amendment that are necessary to ensure that it is an appropriate form.

35B Approval of amendment by planning authority

(1) If a planning authority is authorised under section 11 to approve an amendment, the planning authority may approve the amendment in the form certified under section 35A.

(2) A planning authority must give to the Minister—

(a) a notice of the approval of a planning scheme under this section; and

(b) a copy of the approved amendment and any documents prescribed for the purposes of section 40; and

(c) any other prescribed documents and information in relation to the planning scheme.
(3) The notice of approval must contain the prescribed information.

36 Notice of approval

(1) The Minister must publish a notice of the approval of an amendment in the Government Gazette, specifying the place or places at which any person may inspect the amendment.

(2) The planning authority must give notice of the approval of the amendment in a manner satisfactory to the Minister.

37 Commencement of amendment

An amendment comes into operation—

(a) when the notice of approval of the amendment is published in the Government Gazette; or

(b) on any later day or days specified in the notice.

38 Parliament may revoke an amendment

(1) The Minister must cause a notice in the prescribed form of the approval of every amendment to be laid before each House of the Parliament within 10 sitting days after it is approved.

(1AA) If the amendment was approved by the planning authority under section 35B, the notice under subsection (1)—

(a) must state that the amendment was approved under the Minister's authority; and

(b) must state the date that the authority was given.

(1A) A notice under subsection (1) must state whether the Minister has exempted the planning authority or himself or herself from any of the requirements of section 17, 18 or 19 or the regulations.
(1B) If an exemption has been given, the notice must—

(a) state the nature of the exemption; and

(b) state the notice, if any, given of the amendment; and

(c) state whether the Minister consulted the responsible authority before giving the exemption; and

(d) if the responsible authority was consulted, include a summary of the authority’s recommendations (if any) in relation to the exemption.

(2) An amendment may be revoked wholly or in part by a resolution passed by either House of the Parliament within 10 sitting days after the notice of approval of the amendment is laid before that House.

(3) If an amendment is revoked—

(a) any provision of a planning scheme that had been revoked by the amendment comes back into operation from the beginning of the day on which the amendment was revoked; and

(b) any provision of a planning scheme that had been directly amended by the amendment takes effect without that direct amendment from the beginning of the day on which the amendment was revoked as if the revoked amendment had not been made.

(4) The Minister must publish a notice of the revocation of an amendment or part of an amendment in the Government Gazette.

(5) The planning authority must give notice of the revocation of an amendment or part of an amendment in a manner satisfactory to the Minister.
39  Defects in procedure

(1) A person who is substantially or materially affected by a failure of the Minister, a planning authority or a panel to comply with Division 1 or 2 or this Division or Part 8 in relation to an amendment which has not been approved may, not later than one month after becoming aware of the failure refer the matter to the Tribunal for its determination.

(2) In addition to any other party to the proceeding the parties to a proceeding before the Tribunal under this section are—

(a) the person who referred the matter to the Tribunal; and

(b) the Minister; and

(c) the planning authority.

(3) If a matter referred to the Tribunal under this section involves a failure by a panel to comply with Division 2 or this Division or Part 8 the panel (or a member of the panel authorised by the panel to act on its behalf) is entitled to make a written or oral submission to the Tribunal before the Tribunal completes the hearing of the matter.

(4) The Tribunal may determine a matter referred to it under this section and may do any one or more of the following—

(a) make any declaration that it considers appropriate;
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(b) direct that—

(i) the planning authority must not adopt
or approve the amendment or a
specified part of the amendment; or

(ii) the Minister must not approve the
amendment or a specified part of the
amendment—

unless the Minister, planning authority or a
panel takes action specified by the Tribunal.

(5) In exercising its jurisdiction under this section the
Tribunal cannot vary a decision made in relation
to a matter referred to it or set aside that decision
and make a decision in substitution for the
decision so set aside.

(7) An amendment which has been approved is not
made invalid by any failure to comply with
Division 1 or 2 or this Division or Part 8.

(8) Except for an application under this section, a
person cannot bring an action in respect of a
failure to comply with Division 1 or 2 or this
Division or Part 8 in relation to an amendment
which has not been approved.
Division 4—Availability of approved amendments and schemes

40 Lodging of approved amendment

(1) If the Minister approves an amendment to a planning scheme under section 35, the Minister, or if the Minister directs, the planning authority, must lodge the prescribed documents and a copy of the approved amendment with the relevant authorities.

(1A) If the planning authority approves an amendment to a planning scheme under section 35B, the planning authority must lodge the prescribed documents and a copy of the approved amendment with the relevant authorities.

(2) The amendment must be lodged before notice of approval of the amendment is published in the Government Gazette.

(3) In this section the relevant authorities are—

(a) the responsible authority; and

(b) the municipal council if the planning scheme applies to its municipal district and it is not the responsible authority; and

(c) any other person or persons whom the Minister specifies generally for the planning scheme or for the particular amendment.
41 Who must keep a copy of an approved amendment for inspection?

The planning authority, the Minister, the responsible authority and any person with whom a copy of an approved amendment is lodged under section 40 must make the copy and any documents lodged with it available at their respective offices during office hours for any person to inspect free of charge for two months after the amendment comes into operation and after that period on payment of the prescribed fee.

42 Who must keep an up to date copy of a planning scheme?

The Minister, the responsible authority and the municipal council, if it is not the responsible authority, must keep a copy of the planning scheme incorporating all amendments to it and of all documents lodged with those amendments under section 40 available at their respective offices for any person to inspect during office hours free of charge.

Division 5—Special provisions

43 Roads on Crown land

(1) Any unalienated Crown land forming the whole or part of a road which is closed by an amendment to a planning scheme vests in the Minister administering the Land Act 1958 upon the publication of the notice of approval of the amendment in the Government Gazette if it is not already vested in that Minister.

(2) The Minister administering the Land Act 1958 may alienate any land vested in the Minister under subsection (1) by public auction, private agreement or otherwise and subject to any terms and conditions the Minister thinks fit.
44 Roads on land other than Crown land

(1) Any land in a road which is closed by an amendment to a planning scheme vests in—

(a) the municipal council in whose municipal district the land is situated; or

(b) the Minister, if the land is not in a municipal district; or

(c) the Minister administering the *Road Management Act 2004* despite anything to the contrary in paragraph (a) or (b), if the road was—

(i) a freeway or an arterial road within the meaning of that Act; or

(ii) vested in the Roads Corporation—

upon the publication of the notice of approval of the amendment in the Government Gazette unless the land is Crown land.

(2) The publication of the notice brings the land under the operation of the *Transfer of Land Act 1958* if it is not already under that Act.

(3) Any person in whom land is vested under subsection (1) may lease, sell or otherwise dispose of the land by public auction, private agreement or otherwise, subject to any terms and conditions the person thinks fit.
(4) If—

(a) a Minister or a council transfers land to any other person under subsection (3); and

(b) the instrument of transfer is lodged with the Registrar of Titles together with a copy from the Government Gazette of the notice of approval of the amendment to the planning scheme—

the Registrar of Titles must make any recordings in the Register that are necessary to give effect to the transfer, without the production of any other document.

(5) If a Minister or a council decides to keep the land in the road for any purpose, section 54 of the Transfer of Land Act 1958 applies as if the Minister or the council had acquired the land compulsorily.

45 Effect on easements for public utilities

Unless the planning scheme provides otherwise, any right, power or interest which a municipal council or a public authority had in the road in connection with any drains, pipes, wires or cables laid or erected in, on or over the road—

(a) is not affected by the closure of the road by an amendment to a planning scheme; and

(b) continues in the land after it vests in any person or is sold under this Division; and

(c) may be noted by the Registrar of Titles as an encumbrance on every certificate of title issued as a result of this Division.
46 Planning schemes may apply to reserved land

(1) Without limiting the operation of section 6, a planning scheme may regulate or prohibit the use or development of land which is permanently or temporarily reserved for any purpose under the Crown Land (Reserves) Act 1978.

(2) If a provision of a planning scheme is expressed or purports to deal with land that has been permanently reserved for any purpose under the Crown Land (Reserves) Act 1978 or any part of that land in a manner which is inconsistent with the purpose of the reservation, the provision does not take effect until the reservation of that land or part is revoked by or pursuant to an Act of Parliament.
PART 3AA—METROPOLITAN GREEN WEDGE PROTECTION

Division 1—Introductory

46AA What is a metropolitan fringe planning scheme?

For the purposes of this Part, a metropolitan fringe planning scheme is a planning scheme applying to the municipal district of any of the following municipal councils—

(a) Brimbank City Council;
(b) Cardinia Shire Council;
(c) Casey City Council;
(d) Frankston City Council;
(e) Greater Dandenong City Council;
(f) Hobsons Bay City Council;
(g) Hume City Council;
(h) Kingston City Council;
(i) Knox City Council;
(j) Manningham City Council;
(k) Maroondah City Council;
(l) Melton Shire Council;
(m) Mornington Peninsula Shire Council;
(n) Nillumbik Shire Council;
(o) Whittlesea City Council;
(p) Wyndham City Council;
(q) Yarra Ranges Shire Council.
46AC  What is green wedge land?

For the purposes of this Part, green wedge land is land that is described in a metropolitan fringe planning scheme as being outside an urban growth boundary.

Division 3—Ratification by Parliament for amendments to planning schemes

46AF  To which amendments does this Division apply?

(1) This Division applies to an amendment to a metropolitan fringe planning scheme that has been approved by the Minister under section 35 and—

(a) that amends or inserts an urban growth boundary; or

(b) that has the effect of altering or removing any controls over the subdivision of any green wedge land to allow the land to be subdivided into more lots or into smaller lots than allowed for in the planning scheme.
(2) This Division does not apply to an amendment to a metropolitan fringe planning scheme if the amendment was approved by the Minister before the commencement of the Planning and Environment (Metropolitan Green Wedge Protection) Act 2003.

46AG Ratification by Parliament required for amendments to which this Division applies

(1) An amendment to which this Division applies does not take effect unless ratified by Parliament in accordance with this Division.

(2) Sections 36, 37 and 38 do not apply to an amendment to which this Division applies.

46AH Procedure for ratification

(1) The Minister must cause an amendment to which this Division applies to be laid before each House of Parliament within 7 sitting days of that House after it is approved.

(2) If a permit has been granted under section 96I in respect of an amendment to which this Division applies, the Minister must cause a notice specifying that the permit has been granted to be laid before each House of Parliament at the same time that the amendment is laid before that House under subsection (1).

(3) An amendment to which this Division applies does not take effect unless it is ratified by a resolution passed by each House of Parliament within 10 sitting days after it is laid before that House.

S. 46AG inserted by No. 43/2003 s. 3.

S. 46AH inserted by No. 43/2003 s. 3.
46AI Notice of ratification

The Minister must publish a notice of the ratification under section 46AG of an amendment in the Government Gazette specifying the place or places at which any person may inspect the amendment.

46AJ When does a ratified amendment commence?

An amendment that has been ratified under this Division comes into operation—

(a) when the notice of ratification of the amendment is published in the Government Gazette; or

(b) on any later day or days specified in the notice.

46AK When does an amendment lapse?

(1) An amendment to which this Division applies that has not been ratified in accordance with section 46AH lapses on the day immediately after the last day on which it could have been so ratified.

(2) When an amendment has lapsed under subsection (1) the Minister must publish a notice in the Government Gazette setting out the date on which the amendment lapsed.

(3) The publication of the notice under subsection (2) is conclusive proof of the date that the amendment lapsed.

46AL Application of sections 40, 41 and 42

Sections 40, 41 and 42 do not apply to an amendment to which this Division applies unless and until the amendment is ratified under this Division.
46AM Application of Division 5 of Part 4

If a permit has been granted under Division 5 of Part 4 and the amendment to which the permit applies is an amendment to which this Division applies—

(a) if the amendment lapses under section 46AK(1), the permit is deemed to be cancelled on that lapsing;

(b) if the amendment is ratified under this Division, the notice under section 46AI of ratification must also specify the places at which any person may inspect the permit.
PART 3AAB—GROWTH AREAS AUTHORITY

Division 1—Introduction

46AN Definitions

In this Part—

*Chief Executive Officer* means the Chief Executive Officer appointed under section 46AZB;

*member* means a member of the Growth Areas Authority.

46AO What is a growth area?

(1) The Minister may, by order published in the Government Gazette—

(a) declare an area of land in the municipal district of one or more growth area councils to be a growth area for the purposes of this Part; and

(b) add land in the municipal district of one or more growth area councils to that declared area; and

(c) remove land from that declared area.

(2) A growth area declared under subsection (1) may cover the whole or part of the municipal district of a growth area council.

(3) An order under subsection (1) may specify a growth area by reference to a map, description or document.
46AP What is a growth area council?

For the purposes of this Part, a growth area council is any of the following municipal councils—

(a) Cardinia Shire Council;
(b) Casey City Council;
(c) Hume City Council;
(d) Melton Shire Council;
(da) Mitchell Shire Council;
(e) Whittlesea City Council;
(f) Wyndham City Council.

Division 2—Growth Areas Authority

46AQ Growth Areas Authority

(1) The Growth Areas Authority is established.

(2) The Growth Areas Authority—

(a) is a body corporate with perpetual succession; and

(b) has a common seal; and

(c) may sue and be sued in its corporate name; and

(d) is capable of acquiring, holding and disposing of property; and

(e) subject to this Act, may do and suffer all acts and things that a body corporate may by law do and suffer.

(3) The common seal of the Growth Areas Authority can only be used in a way approved by the Growth Areas Authority.
(4) All courts and persons acting judicially must take judicial notice of the imprint of the common seal of the Growth Areas Authority on a document and, until the contrary is proved, must presume that the document was properly sealed.

46AR Objectives

The objectives of the Growth Areas Authority are—

(a) to ensure that development in growth areas occurs in a coordinated and timely manner;

(aa) to integrate land use and transport to enable the coordinated provision of a sustainable transport system for the benefit of the community;

(b) to ensure that infrastructure, services and facilities are provided in growth areas in a coordinated and timely manner;

(c) to promote sustainable development of land in growth areas;

(d) to promote housing diversity and affordability in growth areas;

(e) to promote employment opportunities in growth areas;

(f) to ensure that land is provided for commercial and industrial purposes in growth areas in a coordinated and timely manner;

(g) to foster the development of communities in growth areas.
Part 3AAB—Growth Areas Authority

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46AS Functions

The functions of the Growth Areas Authority are—

(a) to make recommendations and report to the Minister on—

(i) the planning, use, development and protection of land in growth areas; and

(ii) the use and expenditure of levies collected in growth areas under development contribution plans; and

(iii) if requested by the Minister, any matter relating to the functions and powers of the Growth Areas Authority; and

(iv) the Minister's functions and powers under this Act in respect of growth areas; and

(ab) to carry out any function conferred on the Growth Areas Authority under Part 9B; and

(b) to carry out any other function conferred on the Growth Areas Authority under this Act.

46AT Powers

(1) The Growth Areas Authority may do all things that are necessary or convenient to enable it to perform its functions and achieve its objectives.

(2) Without limiting subsection (1), the Growth Areas Authority may enter into any agreements, contracts or arrangements related to its functions, powers and objectives.
46AU Minister may give directions to the Growth Areas Authority

(1) The Minister may give written directions to the Growth Areas Authority regarding the exercise of its functions and powers.

(2) The Growth Areas Authority must comply with a written direction of the Minister.

46AV Members

(1) The Growth Areas Authority is to consist of not less than 5 members and not more than 7 members.

(2) Members are to be appointed by the Governor in Council on the recommendation of the Minister.

(3) When recommending persons to be members, the Minister must ensure as far as is practicable that collectively the members of the Growth Areas Authority have skills, experience or knowledge relating to, planning, development, economics, financial management, local government and housing.

46AW Chairperson and Deputy Chairperson

The Minister must appoint—

(a) one of the members to be the Chairperson of the Growth Areas Authority; and

(b) one of the members to be the Deputy Chairperson of the Growth Areas Authority.

46AX Conditions of appointment of members

(1) A member—

(a) holds office for the period specified in the instrument of appointment, which must be a period of not more than 5 years;
(b) holds office on the terms and conditions determined by the Minister;

(c) may be re-appointed.

(2) A member is entitled to be paid the remuneration and allowances set by the Minister in respect of that member.

46AY Meetings

(1) A meeting of the Growth Areas Authority is to be presided over by—

(a) the Chairperson; or

(b) in the absence of the Chairperson, the Deputy Chairperson; or

(c) in the absence of both the Chairperson and Deputy Chairperson, a member elected by the members present at the meeting.

(2) A majority of the members for the time being of the Authority constitutes a quorum at a meeting of the Authority.

(3) The decision on a question of the majority of members present and voting on the question is the decision of the Growth Areas Authority.

(4) The person presiding at a meeting has—

(a) a deliberative vote; and

(b) in the event of an equality of votes on any question, a second or casting vote.

(5) The Growth Areas Authority may conduct all or any part of a meeting by using telephones, video links or any other system of telecommunication.

(6) Subject to this Part, the Growth Areas Authority may otherwise regulate its own procedure.
46AZ Validity of decisions

(1) An act or decision of the Growth Areas Authority is not invalid merely because of—

(a) a vacancy, including an initial vacancy, in the membership of the Authority; or

(b) a defect or irregularity in, or in connection with, the appointment of a member of the Authority.

(2) Anything done by or in relation to a person purporting to act as a member of the Growth Areas Authority is not invalid merely because—

(a) the occasion for the appointment had not arisen; or

(b) there was a defect or irregularity in relation to the appointment; or

(c) the appointment had ceased to have effect; or

(d) the occasion for the person to act had ceased.

46AZA Disclosure of interests

(1) A member who has a direct or an indirect pecuniary interest in any matter being considered, or about to be considered, by the Growth Areas Authority must disclose the nature of that interest at a meeting of the Authority as soon as possible after becoming aware of the relevant facts.

(2) A member who holds an office or possesses property as a result of which, directly or indirectly, duties or interests may be created in conflict with his or her duties as a member, must disclose that fact at a meeting of the Growth Areas Authority as soon as possible after becoming aware of the potential conflict.

(3) The person presiding at a meeting at which a disclosure under this section is made must ensure that the disclosure is recorded in the minutes of
the meeting, and that the minutes also record full details of who voted on any matter in respect of which the disclosure was made.

(4) A person who has made a disclosure under this section must not take any further part in the discussion of, or vote on, the matter to which the disclosure relates.

(5) If a member votes on a matter in contravention of subsection (4), the vote of the member must be disallowed.

(6) A member is not to be regarded as having a pecuniary interest—

(a) in a matter relating to the supply of goods or services to or by the member if the goods or services are, or are to be, available to members of the public on the same terms and conditions; or

(b) in a contract or arrangement only because that contract or arrangement may benefit a company or other body in which the member has a beneficial interest that does not exceed 1% of the total nominal value of beneficial interests in that company or body.

46AZB Chief Executive Officer

(1) The Growth Areas Authority may, with the approval of the Minister, appoint a person as Chief Executive Officer of the Growth Areas Authority.

(2) The Chief Executive Officer may be appointed for a period not exceeding five years.

(3) The Chief Executive Officer holds office on the terms and conditions specified in his or her instrument of appointment.
46AZC Staff

The Growth Areas Authority may employ any person that it considers necessary to assist the Authority to perform its functions under this Act.

46AZD Power of delegation

The Growth Areas Authority may, by instrument, delegate to the Chief Executive Officer any function or power of the Growth Areas Authority under this Act, other than this power of delegation.

Division 3—Business plan

46AZE Annual business plan

(1) Each year the Growth Areas Authority must submit to the Minister for approval, on or before the date required by the Minister, a draft business plan that sets out—

(a) its objectives and priorities for the next 3 financial years;
(b) financial projections for the next 3 financial years;
(c) its budget for the next financial year;
(d) what it intends to do over the next financial year;
(e) any other matters that the Minister requires in writing.

(2) After amending its draft business plan in any way required by the Minister, the Growth Areas Authority must submit a final business plan to the Minister for approval on or before the date required by the Minister.

(3) The Growth Areas Authority must not depart significantly from its budget without first obtaining the approval of the Minister.
(4) The Growth Areas Authority must have regard to its current business plan in carrying out its functions.

(5) The Growth Areas Authority must ensure that a copy of its current business plan is—

(a) available for inspection by members of the public at its principal place of business whenever that place is open to the public; and

(b) published on the Internet.

Section 46AZF — Confidential information

(1) A person who is, or has been—

(a) a member of the Growth Areas Authority; or

(b) the Chief Executive Officer; or

(c) a person employed to assist the Growth Areas Authority to carry out its functions or achieve its objectives—

must not release information that the person knows, or should reasonably know, is confidential information.

Penalty: 100 penalty units.

(2) For the purposes of this section, confidential information is information that—

(a) the Growth Areas Authority has determined by resolution to be confidential; or

(b) the Chief Executive Officer has designated in writing to be confidential.
PART 3A—UPPER YARRA VALLEY AND DANDENONG RANGES—REGIONAL STRATEGY PLAN

46A Definitions

(1) In this Part—

appointed day means the day appointed by the Governor in Council by Order published in the Government Gazette as the appointed day for the purposes of this Part;

approved regional strategy plan means the regional strategy plan declared to be an approved regional strategy plan under section 17 of the Upper Yarra Valley and Dandenong Ranges Authority Act 1976 as amended under that Act and as amended from time to time under this Part;

region means—

(a) the area described in the Schedule to the Upper Yarra Valley and Dandenong Ranges Authority Act 1976; and

(b) any area included in the region under subsection (2)—

but excludes any area excluded from the region under subsection (2).

(2) The Governor in Council may by order published in the Government Gazette—

(a) include any area of land in the region; or

(b) exclude any area of land from the region.

(3) An order must not be made under subsection (2) after the appointed day.
46B Saving of approved regional strategy plan and amending plans

(1) The repeal of the Upper Yarra Valley and Dandenong Ranges Authority Act 1976 by section 12 of the Planning Authorities Repeal Act 1994 does not affect the continuity, status or effect of the approved regional strategy plan or any amending regional strategy plan existing under that Act immediately before that repeal.

(2) An amending regional strategy plan prepared under the Upper Yarra Valley and Dandenong Ranges Authority Act 1976 but not declared to be approved under that Act before the repeal of that Act is deemed to be an amendment to the approved regional strategy plan prepared by the Minister under section 46C(1).

(3) For the purposes of subsection (2) and section 46C(2)—

(a) an amending strategy plan adopted by the Authority under section 14(11) of the Upper Yarra Valley and Dandenong Ranges Authority Act 1976 and for which notice has been given under section 14(13) of that Act is deemed to have complied with Division 1 of Part 3 of the Planning and Environment Act 1987;

(b) any representations made in relation to an amending regional strategy plan by a person under section 14(16) of the Upper Yarra Valley and Dandenong Ranges Authority Act 1976 within the period specified under that section are deemed to be submissions made under Division 2 of Part 3 of the Planning and Environment Act 1987;
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(c) a panel appointed under section 14(17) of the Upper Yarra Valley and Dandenong Ranges Authority Act 1976 in relation to an amending regional strategy plan and existing immediately before the repeal of that Act is deemed to be a panel appointed under Part 8 of the Planning and Environment Act 1987;

(d) a report of a panel under section 14(29) of the Upper Yarra Valley and Dandenong Ranges Authority Act 1976 in relation to an amending regional strategy plan is deemed to be a report of a panel under section 25 of the Planning and Environment Act 1987;

(e) a decision by the Minister under section 16(a) or (b) of the Upper Yarra Valley and Dandenong Ranges Authority Act 1976 to proceed with a regional strategy plan is deemed to be an approval by the Minister under section 35(1)(a) or (b) (as the case requires) of the Planning and Environment Act 1987.

(4) Despite the repeal of the Upper Yarra Valley and Dandenong Ranges Authority Act 1976—

(a) section 19(2) of that Act continues to apply to any amending regional strategy plan laid before both Houses of Parliament under section 19(1) of that Act before that repeal; and

(b) if an amending regional strategy plan is revoked under section 19(2) it ceases to form part of the approved strategy plan for the purposes of this Part.
46C Amendment of strategy plan

(1) The Minister may at any time prepare an amendment to the approved regional strategy plan.

(2) Subject to section 46D, Part 3 (except Division 4) applies to an amendment to the approved regional strategy plan as if—

(a) the amendment were an amendment to a planning scheme; and

(b) the Minister were the planning authority.

(3) An amendment to the approved regional strategy plan may make provision with respect to any matters referred to in section 6 and any other matters which the Minister considers necessary or desirable to be included in the amendment.

46D Approval of Parliament needed after appointed day

(1) On and from the appointed day—

(a) sections 36, 37 and 38 cease to apply to an amendment to the approved regional strategy plan; and

(b) the Minister must cause each approved amendment to the approved regional strategy plan to be laid before each House of Parliament within 7 sitting days of that House after the amendment is approved under section 35; and

(c) an approved amendment does not take effect unless it is also approved by a resolution passed by each House of Parliament within 10 sitting days after it is laid before that House.
(2) The Minister must publish a notice of the approval of an amendment under subsection (1) in the Government Gazette specifying the place or places at which any person may inspect the amendment.

(3) An amendment approved under subsection (1) comes into operation—

(a) when the notice of approval of the amendment is published in the Government Gazette; or

(b) on any later day or days specified in the notice.

46E Availability of amendment

(1) The Minister must lodge the prescribed documents and a copy of every approved amendment to the approved regional strategy plan with every municipal council whose municipal district is wholly or partly within the region.

(2) The amendment must be lodged before notice of the approval of the amendment is published in the Government Gazette.

(3) The Minister and every municipal council whose municipal district is wholly or partly within the region must make a copy of an approved amendment to the regional strategy plan and any documents lodged with it available at their respective offices during office hours for any person to inspect free of charge for two months after the amendment comes into operation and after that period on payment of the prescribed fee.

(4) The Minister and every municipal council whose municipal district is wholly or partly within the region must keep a copy of the approved regional strategy plan incorporating all amendments to it available at their respective offices during office hours for any person to inspect free of charge.
46F Planning schemes to comply with approved regional strategy plan

Despite anything to the contrary in this Act, an amendment to a planning scheme must not be approved under section 35 or 35B in relation to the region if the amendment is inconsistent with the approved regional strategy plan.

46G Works to be in conformity with approved regional strategy plan

(1) Subject to subsection (3), a government department, public authority or municipal council must not carry out works in the region which are not in conformity with the approved regional strategy plan.

(2) If a government department, public authority or municipal council considers that any works or undertakings which are not in conformity with the approved regional strategy plan should be carried out, the department, authority or council may make submissions with respect to the proposed works and undertakings to the Premier.

(3) After considering any submission under subsection (2), the Premier, on the advice of the Minister, may, despite anything in any other Act, by Order prohibit, either absolutely or on such terms as he or she thinks fit, or restrict or regulate the carrying out of the works or undertakings or any part of them specified in the Order.
PART 3B—DEVELOPMENT CONTRIBUTIONS

46H Definitions

In this Part—

*approved development contributions plan* means a development contributions plan which forms part of an approved planning scheme;

*collecting agency* means a person specified in a development contributions plan as a person to whom a community infrastructure levy or development infrastructure levy is payable under this Part;

*development agency* means a person specified in a development contributions plan as a person responsible for the provision of works, services or facilities for which a community infrastructure levy or development infrastructure levy or part of a levy is payable under this Part;

*dwelling* means a building that is used, or is intended, adapted or designed for use, as a separate residence, (including kitchen, bathroom and sanitary facilities) for an occupier who has a right to the exclusive use of it but does not include—

(a) a building that is attached to a shop, office, warehouse or factory and is used, or is intended, adapted or designed for use, as a residence for an occupier or caretaker of the shop, office, warehouse or factory; or
46I Development contributions plan

(1) Without limiting section 6, a planning scheme may include one or more development contributions plans for the purpose of levying contributions for the provision of works, services and facilities.

(2) Subsection (1) is subject to section 46IA.

46IA Plans not to apply to certain growth area land for provision of State infrastructure

A development contributions plan must not be included in a planning scheme for the purpose of levying contributions in respect of land in the contribution area (within the meaning of Part 9B) by a development agency that is not a municipal council.

46J What can a plan provide for?

A development contributions plan may provide for either or both of the following—

(a) the imposition of a development infrastructure levy;
(b) the imposition of a community infrastructure levy—

in relation to the development of land in the area to which the plan applies.

46K Contents of plan

(1) A development contributions plan must—

(a) specify the area to which it applies; and

(b) set out the works, services and facilities to be funded through the plan, including the staging of the provision of those works, services or facilities; and

(c) relate the need for the works, services and facilities to the proposed development of land in the area; and

(d) specify in respect of each of the works, services and facilities—

(i) the estimated cost of the works, services or facilities; or

(ii) the standard levy applicable to the works, services or facilities; and

(e) unless a standard levy is applied, specify the proportion of the total estimated cost of the works services and facilities which is to be funded by a development infrastructure levy or community infrastructure levy or both; and

(f) specify the land in the area and the types of development in respect of which a levy is payable and the method for determining the amount of levy payable in respect of any development of land; and

(fa) specify the Minister, public authority or municipal council to whom or to which the community infrastructure levy or...
development infrastructure levy is payable under this Part (the collecting agency); and

(fb) specify any Minister, public authority or municipal council that is to be responsible for the provision of the works, services or facilities for which the community infrastructure levy or development infrastructure levy or part of that levy is payable under this Part (the development agency); and

(g) provide for the procedures for the collection of a development infrastructure levy in respect of any development for which a permit under this Act is not required.

(2) A development contributions plan may—

(a) exempt certain land or certain types of development from payment of a development infrastructure levy or community infrastructure levy or both; and

(b) provide for different rates or amounts of levy to be payable in respect of different types of development of land or different parts of the area.

(3) A development contributions plan may specify the same person to be both a collecting agency and a development agency.

46L Community infrastructure levy not to exceed maximum

(1) An approved development contributions plan must not in respect of a development of land require payment of an amount of community infrastructure levy which is greater than—

(a) in the case of the construction of a dwelling, $900 for each dwelling to be constructed; and
(b) in any other case, 0.25 cents in the dollar of the cost of the building work for the development.

(2) The Governor in Council may from time to time by Order published in the Government Gazette vary the maximum amount which may be collected under subsection (1).

46M Directions

(1) The Minister may issue written directions to planning authorities in relation to the preparation and content of development contributions plans.

(2) Without limiting subsection (1), the Minister's directions may—

(a) set out the works, services or facilities for which a levy may or may not be imposed under a development contributions plan;

(b) set out the works, services and facilities which may or may not be funded from a development infrastructure levy;

(c) set out the works, services and facilities which may or may not be funded from a community infrastructure levy;

(d) specify the means by which or the factors in relation to which the estimated cost of the works, services or facilities may or may not be calculated;

(e) specify the means by which or the factors in relation to which the estimated total amount of a levy may or may not be calculated or determined;

(f) specify the means by which or the factors in relation to which the amount of levy payable in respect of any development of land may or may not be calculated or determined;
(fa) subject to section 46L(1), specify standard levies for specified types or classes of works, services or facilities;

(g) specify requirements for the staging and timing of the provision of works, services and facilities funded by a development contributions plan;

(h) specify any other information to be included in a development contributions plan.

(3) The Minister must cause notice to be published in the Government Gazette of all directions issued under this section.

**46N Collection of development infrastructure levy**

(1) Without limiting section 62, if—

(a) an approved development contributions plan provides that a development infrastructure levy is payable in respect of the development of any land; and

(b) an application is made under this Act for a permit to carry out that development on that land—

the responsible authority must include a condition in the permit that the applicant—

(c) pay the amount of the levy to the relevant collecting agency within a specified time or within a time specified by the collecting agency; or

(d) enter into an agreement with the relevant collecting agency to pay the amount of the levy within a time specified in the agreement.
(2) If—

(a) an approved development contributions plan provides that a development infrastructure levy is payable in respect of the development of any land; and

(b) a permit is not required under this Act for the development—

a person who proposes to carry out that development of the land must—

(c) pay the amount of the levy to the relevant collecting agency within a time and in a manner specified by the collecting agency in accordance with the approved development contributions plan; or

(d) enter into an agreement with the relevant collecting agency to pay the amount of the levy within a time specified in the agreement.

46O Collection of community infrastructure levy

(1) If—

(a) an approved development contributions plan provides that a community infrastructure levy is payable in respect of the development of any land; and

(b) an application is made under the Building Act 1993 for a building permit to carry out building work in respect of that development—

the applicant must, before the building permit is issued—

(c) pay the amount of the levy to the relevant collecting agency; or
(d) enter into an agreement with the relevant collecting agency to pay the amount of the levy within a time specified in the agreement.

(2) If—

(a) an approved development contributions plan provides that a community infrastructure levy is payable in respect of the development of any land; and

(b) a building permit under the Building Act 1993 is not required for the building work for that development—

a person who proposes to carry out that development of the land must, before commencing the development—

(c) pay the amount of the levy to the relevant collecting agency; or

(d) enter into an agreement with the relevant collecting agency to pay the amount of the levy within a time specified in the agreement.

46P Provisions applying to collection of levies

(1) The relevant collecting agency may require the payment of an amount of levy referred to in section 46N or 46O to be secured to its satisfaction.

(2) The relevant collecting agency may accept the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable.
(3) Subsection (2) applies to land, works, services or facilities provided before or after the application for the permit was made or the development is carried out.

(4) Subsection (2) does not apply to land provided in accordance with any requirement of the Subdivision Act 1988 or any corresponding previous enactment.

46Q Responsibilities of municipal councils

(1) A municipal council must, in accordance with the Local Government Act 1989, keep proper accounts of any amount of levy paid to it as a collecting agency or a development agency under this Part.

(1A) A municipal council to which an amount of levy is paid as a collecting agency under this Part must forward to a development agency any part of the levy that is imposed for the carrying out of works, services or facilities by or on behalf of that development agency.

(2) Subject to this section, a municipal council to which an amount of levy is paid as a development agency under this Part must apply that amount only—

(a) for a purpose relating to the provision of works, services and facilities in respect of which the levy was imposed; and

(b) in accordance with the approved development contributions plan.

(3) A municipal council may refund any amount of levy paid to it as a development agency under this Part in respect of a development if it is satisfied that the development is not to proceed.
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(4) If—

(a) an amount of levy has been paid to a municipal council as a development agency under this Part for the provision of works, services or facilities in an area; and

(b) that amount has not been expended within the period required by the approved development contributions plan—

the municipal council must within 6 months after the end of that period—

(c) with the consent of the Minister and in the manner approved by the Minister, pay that amount to the current owners of land in the area; or

(d) in accordance with Part 3, submit to the Minister an amendment to the approved development contributions plan to provide for the expenditure of that amount; or

(e) with the consent of the Minister and in the manner approved by the Minister, expend that amount for the provision of other works, facilities or services in that area.

46QA Responsibilities of collecting agencies

(1) In this section collecting agency does not include a municipal council.

(2) A collecting agency must keep proper accounts of any amount of levy paid to it under this Part.
(3) A collecting agency to which an amount of levy is paid under this Part must forward to a development agency any part of the levy that is imposed for the carrying out of works, services or facilities by or on behalf of that development agency.

(4) A collecting agency to which an amount of levy is paid under this Part must pay any part of that amount that it does not forward to a development agency under subsection (3) into the Consolidated Fund.

Note
A collecting agency will pay an amount of levy into the Consolidated Fund under subsection (4) if it is also the development agency in respect of that levy.

46QB Responsibilities of development agencies

(1) In this section development agency does not include a municipal council.

(2) A development agency to which an amount of levy is paid under this Part must pay that amount into the Consolidated Fund.

(3) A development agency must keep proper accounts of any amount of levy paid to it under this Part.

(3A) If the Growth Areas Authority is a collecting agency under this Part, a development agency to which an amount of levy is paid by the Growth Areas Authority under this Part must, in accordance with any requirements of the Authority—

(a) report on the use of the amount in the development agency's annual report; and

(b) provide reports on the use of the amount to the Authority.
(4) Subject to this section, if a development agency pays an amount of levy into the Consolidated Fund under this Part, the development agency must apply that amount only—

(a) for a purpose relating to the provision of works, services or facilities in respect of which the levy was imposed; and

(b) in accordance with the approved development contributions plan.

(5) A development agency may refund any amount of levy paid to it under this Part in respect of a development if it is satisfied that the development is not to proceed.

(6) If—

(a) an amount of levy has been paid to a development agency under this Part for the provision by it of works, services or facilities in an area; and

(b) that amount has not been expended within the period required by the approved development contributions plan—

the development agency must within 6 months after the end of that period—

(c) with the consent of the Minister and in the manner approved by the Minister, pay that amount to the current owners of land in the area; or

(d) in accordance with Part 3, submit to the Minister an amendment to the approved development contributions plan to provide for the expenditure of that amount; or

(e) with the consent of the Minister and in the manner approved by the Minister, expend that amount for the provision of other works, facilities or services in that area.
(7) The Consolidated Fund is appropriated to the extent necessary for the purposes of subsections (4), (5) and (6).

46QC  Recovery of levy as debt

A collecting agency may recover any amount of levy payable to it under this Part as a debt due to that collecting agency in any court of competent jurisdiction.
PART 3C—MELBOURNE AIRPORT ENVIRONS STRATEGY PLAN

46R Definitions

(1) In this Part—

approved strategy plan means the Melbourne Airport Environs Strategy Plan approved under section 46U(2) as that plan is amended from time to time under this Part;

Melbourne Airport Environs Area means—

(a) the Melbourne Airport Environs Area declared by order under section 46S(1); and

(b) any area included in the Melbourne Airport Environs Area under section 46S(2)—

but excludes any area excluded from the Melbourne Airport Environs Area under section 46S(2).

46S Melbourne Airport Environs Area

(1) The Governor in Council may by order published in the Government Gazette declare an area of land to be the Melbourne Airport Environs Area.

(2) The Governor in Council may by order published in the Government Gazette—

(a) include any area of land in the Melbourne Airport Environs Area; or

(b) exclude any area of land from the Melbourne Airport Environs Area.
Part 3C—Melbourne Airport Environs Strategy Plan

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46T Preparation of strategy plan

(1) The Minister may at any time prepare a strategy plan for the Melbourne Airport Environs Area or any part of that area.

(2) The strategy plan is to be known as the Melbourne Airport Environs Strategy Plan.

(3) Subject to section 46U, Part 3 (except sections 36 to 39 and Division 4) applies to the preparation of the strategy plan as if—

(a) the plan were an amendment to a planning scheme; and

(b) the Minister were the planning authority.

(4) The strategy plan may make provision with respect to any matters referred to in section 6 and any other matters which the Minister considers necessary or desirable to be included in the plan.

46U Approval of Parliament needed

(1) The Minister must cause the Melbourne Airport Environs Strategy Plan to be laid before each House of Parliament within 7 sitting days of that House after the plan is approved under section 35.

(2) The strategy plan does not take effect unless it is also approved by a resolution passed by each House of Parliament within 10 sitting days after it is laid before that House.

(3) The Minister must publish a notice of the approval of the strategy plan under subsection (2) in the Government Gazette specifying the place or places at which any person may inspect the plan.
(4) The approved strategy plan comes into operation—

(a) when the notice of approval of the plan is published in the Government Gazette; or

(b) on any later day or days specified in the notice.

46V Availability of amendment

(1) The Minister must lodge the prescribed documents and a copy of the approved strategy plan with every municipal council whose municipal district is wholly or partly within the Melbourne Airport Environs Area.

(2) The approved strategy plan must be lodged before notice of the approval of the plan is published in the Government Gazette.

(3) The Minister and every municipal council whose municipal district is wholly or partly within the Melbourne Airport Environs Area must make a copy of the approved strategy plan and any documents lodged with it available at their respective offices during office hours for any person to inspect free of charge for two months after the plan comes into operation and after that period on payment of the prescribed fee.

(4) The Minister and every municipal council whose municipal district is wholly or partly within the Melbourne Airport Environs Area must keep a copy of the approved strategy plan incorporating all amendments to it available at their respective offices during office hours for any person to inspect free of charge.
46W Amendment of approved strategy plan

(1) The Minister may at any time prepare an amendment to the approved strategy plan.

(2) Sections 46S to 46U and section 46V(1), (2) and (3) apply to the preparation and approval of an amendment to the approved strategy plan as if the amendment were a strategy plan.

46X Planning schemes to comply with approved strategy plan

Despite anything to the contrary in this Act, an amendment to a planning scheme must not be approved under section 35 or 35B in relation to the Melbourne Airport Environs Area if the amendment is inconsistent with the approved strategy plan.

46Y Works to be in conformity with approved strategy plan

(1) Subject to subsection (3), a government department, public authority or municipal council must not carry out works in the Melbourne Airport Environs Area which are not in conformity with the approved strategy plan.

(2) If a government department, public authority or municipal council considers that any works or undertakings which are not in conformity with the approved strategy plan should be carried out, the department, authority or council may make submissions with respect to the proposed works and undertakings to the Premier.
(3) After considering any submission under subsection (2), the Premier, on the advice of the Minister, may, despite anything in any other Act, by order prohibit, either absolutely or on such terms as he or she thinks fit, or restrict or regulate the carrying out of the works or undertakings or any part of them specified in the order.
PART 3D—WILLIAMSTOWN SHIPYARD SITE STRATEGY PLAN

46Z Purpose of Part

The purpose of this Part is to ensure that the Williamstown Shipyard Site continues to be used for industrial and marine engineering purposes and ancillary purposes.

46ZA Definitions

In this Part—

approved strategy plan means the Williamstown Shipyard Site Strategy Plan approved under section 46ZE(2) as that plan is amended from time to time under this Part;

Williamstown Shipyard Site means the land shown on the plan approved by the Governor in Council under section 46ZB.

46ZB Williamstown Shipyard Site

(1) On receiving a plan approved by the Surveyor-General of the land described as the Williamstown Shipyard Site on the plan numbered LEGL./05–344 in the Central Plan Office of the Department of Sustainability and Environment, or that land as nearly as practicable, the Minister may recommend that the Governor in Council approve the plan.

(2) On the Minister's recommendation, the Governor in Council, by Order published in the Government Gazette, may approve the plan.
46ZC Preparation of Williamstown Shipyards Site Strategy Plan

(1) The Minister may at any time prepare a strategy plan for the Williamstown Shipyards Site.

(2) The strategy plan is to be known as the Williamstown Shipyards Site Strategy Plan.

(3) The strategy plan—

(a) must give effect to the purposes of this Part by providing for the Williamstown Shipyards Site to continue to be used for industrial and marine engineering purposes and ancillary purposes; and

(b) may make provision with respect to any matters referred to in section 6 and any other matters which the Minister considers necessary or desirable to be included in the strategy plan.

(4) The strategy plan must not prevent—

(a) the continued use by the public of—

(i) the Crown Land described in folio of the Register Volume 1212 Folio 522; and

(ii) any land in the Williamstown Shipyards Site that was reserved for public purposes by Order published in the Government Gazette on 1 April 1999 page 790; or

(b) the continued use by the public, or for navigation, of the waters of Hobsons Bay.
46ZD Procedure for making of Williamstown Shipyard Site Strategy Plan

Subject to section 46ZE, Part 3 (except sections 36 to 39 and Division 4) applies to the preparation of the Williamstown Shipyard Site Strategy Plan as if—

(a) the plan were an amendment to a planning scheme; and

(b) the Minister were the planning authority.

46ZE Approval of Parliament needed

(1) The Minister must cause the Williamstown Shipyard Site Strategy Plan to be laid before each House of Parliament within 7 sitting days of that House after the strategy plan is approved under section 35.

(2) The strategy plan does not take effect unless it is also approved by a resolution passed by each House of Parliament within 10 sitting days after it is laid before that House.

(3) The Minister must publish a notice of the approval of the strategy plan under subsection (2) in the Government Gazette specifying the place or places at which any person may inspect the plan.

(4) The approved strategy plan comes into operation—

(a) when the notice of approval of the strategy plan is published in the Government Gazette; or

(b) on any later day or days specified in the notice.
46ZF  **Availability of approved strategy plan**

(1) The Minister must lodge the prescribed documents and a copy of the approved strategy plan with the municipal council in the municipal district of which the Williamstown Shipyard Site is situated.

(2) The approved strategy plan must be lodged before notice of the approval of the strategy plan is published in the Government Gazette.

(3) The Minister and the municipal council in the municipal district of which the Williamstown Shipyard Site is situated must make a copy of the approved strategy plan and any documents lodged with it available at their respective offices during office hours for any person to inspect free of charge for 2 months after the strategy plan comes into operation and after that period on payment of the prescribed fee.

(4) The Minister and the municipal council in the municipal district of which the Williamstown Shipyard Site is situated must keep a copy of the approved strategy plan incorporating all amendments made to it available at their respective offices during office hours for any person to inspect free of charge.

46ZG  **Amendments to approved strategy plan**

(1) The Minister may at any time prepare an amendment to the approved strategy plan.

(2) Sections 46ZC to 46ZE and sections 46ZF(1), 46ZF(2) and 46ZF(3) apply to the preparation and approval of an amendment to the approved strategy plan as if the amendment were a strategy plan.
46ZH Amendment of planning schemes

(1) The Minister must prepare an amendment to any planning scheme that applies to the Williamstown Shipyard Site to give effect to the approved strategy plan.

(2) An amendment under subsection (1) must be prepared as soon as practicable after the approval of the Williamstown Shipyard Site Strategy Plan under section 46ZE(2).

(3) An amendment under subsection (1) may also make any consequential amendments to the planning scheme that are necessary to remove or modify any provisions which are inconsistent with the approved strategy plan.

(4) Sections 12(1)(a), 12(1)(e), 12(2) and 12(3), Divisions 1 and 2 of Part 3 and sections 39(1), 39(2), 39(3), 39(4) and 39(5) and any regulations made for the purposes of those provisions do not apply to the preparation and approval of amendments under subsection (1).

(5) The Minister must not authorise the preparation of, or approve, an amendment to a planning scheme applying to the Williamstown Shipyard Site if the amendment is inconsistent with the approved strategy plan.
PART 4—PERMITS

Division 1—Permits required by planning schemes

47 Applications for permits

1 If a planning scheme requires a permit to be obtained for a use or development of land or in any of the circumstances mentioned in section 6A(2) or for any combination of use, development and any of those circumstances, the application for the permit must—

(a) be made to the responsible authority in accordance with the regulations; and

(b) be accompanied by the prescribed fee; and

(c) be accompanied by the information required by the planning scheme; and

(d) if the land is burdened by a registered restrictive covenant, be accompanied by a copy of the covenant; and

(e) if the application is for a permit to allow the removal or variation of a registered restrictive covenant or if anything authorised by the permit would result in a breach of a registered restrictive covenant, be accompanied by—

(i) information clearly identifying each allotment or lot benefited by the registered restrictive covenant; and

(ii) any other information that is required by the regulations.
(2) Sections 52 and 55 do not apply to an application for a permit to remove a restriction (within the meaning of the Subdivision Act 1988) over land if the land has been used or developed for more than 2 years before the date of the application in a manner which would have been lawful under this Act but for the existence of the restriction.

48 What if the applicant is not the owner?

(1) If the applicant is not the owner of the land for which the permit is needed, an application must—

(a) be signed by the owner of the land; or

(b) include a declaration by the applicant that the applicant has notified the owner about the application.

(2) A person must not obtain or attempt to obtain a permit by wilfully making or causing to be made any false representation or declaration either orally or in writing.

Penalty: 60 penalty units.

49 Register of applications

(1) The responsible authority must keep a register containing the prescribed information in respect of—

(a) all applications for permits; and

(b) all decisions and determinations relating to permits.

(2) The responsible authority must make the register available during office hours for any person to inspect free of charge.
50 Amendment to application at request of applicant before notice

(1) An applicant may ask the responsible authority to amend an application before notice of the application is first given under section 52.

(2) An amendment to an application may include—
   (a) an amendment to the use or development mentioned in the application; and
   (b) an amendment to the description of land to which the application applies; and
   (c) an amendment to any plans and other documents forming part of or accompanying the application.

(3) A request under this section must—
   (a) be accompanied by the prescribed fee (if any); and
   (b) be accompanied by any information or document referred to in section 47(1)(c) to 47(1)(e) that relates to the proposed amendment to the application and that was not provided with the original application; and
   (c) if the applicant is not the owner of the land to which the application applies, be signed by the owner or include a declaration by the applicant, that the applicant has notified the owner about the request.

(4) Subject to subsection (5), the responsible authority must amend the application in accordance with the request.

(5) The responsible authority may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.
(6) The responsible authority must make a note in the register if any amendment is made to an application under this section.

(7) On the amendment of an application under this section, the amended application is to be taken—

(a) to be the application for the purposes of this Act; and

(b) to have been received on the day that the request for amendment was received by the responsible authority.

50A Amendment of application by responsible authority before notice

(1) With the agreement of the applicant and after giving notice to the owner, the responsible authority may make any amendments to an application that it thinks necessary before notice of the application is first given under section 52.

(2) An amendment to an application may include—

(a) an amendment to the use or development mentioned in the application; and

(b) an amendment to the description of land to which the application applies; and

(c) an amendment to any plans and other documents forming part of or accompanying the application.

(3) The responsible authority may require the applicant—

(a) to notify the owner under subsection (1); and

(b) to make a declaration that that notice has been given.

(4) The responsible authority must make a note in the register if any amendment is made to an application under this section.
(5) On the amendment of an application under this section, the amended application is to be taken—

(a) to be the application for the purposes of this Act; and

(b) to have been received on the day that the applicant agreed to the amendment.

51 Applications to be made available to the public

The responsible authority must make a copy of every application and the prescribed information supplied in respect of it available at its office for any person to inspect during office hours free of charge until—

(a) the end of the latest period during which an application for review may be made under section 77, 79, 80 or 82 in relation to the application or the permit; or

(b) if an application for review is made to the Tribunal within that period, the application is determined by the Tribunal or withdrawn.

52 Notice of application

(1) Unless the responsible authority requires the applicant to give notice, the responsible authority must give notice of an application in a prescribed form—

(a) to the owners (except persons entitled to be registered under the Transfer of Land Act 1958 as proprietor of an estate in fee simple) and occupiers of allotments or lots adjoining the land to which the application applies unless the responsible authority is satisfied that the grant of the permit would not cause material detriment to any person; and

(b) to a municipal council, if the application applies to or may materially affect land within its municipal district; and
(c) to any person to whom the planning scheme requires it to give notice; and

(ca) to the owners (except persons entitled to be registered under the Transfer of Land Act 1958 as proprietor of an estate in fee simple) and occupiers of land benefited by a registered restrictive covenant, if anything authorised by the permit would result in a breach of the covenant; and

(cb) to the owners (except persons entitled to be registered under the Transfer of Land Act 1958 as proprietor of an estate in fee simple) and occupiers of land benefited by a registered restrictive covenant, if the application is to remove or vary the covenant; and

(d) to any other persons, if the responsible authority considers that the grant of the permit may cause material detriment to them.

(1AA) If an application is made for a permit to remove or vary a registered restrictive covenant or for a permit which would authorise anything which would result in a breach of a registered restrictive covenant, then unless the responsible authority requires the applicant to give notice, the responsible authority must give notice of the application in a prescribed form—

(a) by placing a sign on the land which is the subject of the application; and

(b) by publishing a notice in a newspaper generally circulating in the area in which that land is situated.
(1A) The responsible authority may refuse an application and, if it does so, it does not have to comply with subsections (1) and (1AA).  

(1B) Sections 55 to 57 do not apply if the responsible authority decides under subsection (1A) to refuse to grant the permit.

(1C) Section 65(1) applies to a decision to refuse to grant a permit under subsection (1A) as if the words "and each objector" were deleted.

(2) A notice under subsection (1)(d) may be given—  

   (a) in all or any of the following ways—

      (i) by placing a sign on the land concerned;

      (ii) by publishing a notice in newspapers generally circulating in the area in which the land is situated;

      (iii) by giving the notice personally or sending it by post; or

   (b) in any other way that the responsible authority considers appropriate.

(2A) An applicant may give notice under this section, if, within 10 working days after receiving the application, the responsible authority has not told the applicant—

   (a) whether or not the applicant is required to give notice under this section; and

   (b) the persons (if any) it requires to be notified under subsection (1)(d).
(2B) It is sufficient notice for the purposes of this section if an applicant to whom subsection (2A) applies—

(a) gives the notice required by subsection (1)(a), (b), (c) (ca) and (cb) and subsection (1AA); and

(b) gives notice in accordance with subsection (2)(a)(i) and (ii).

(3) The responsible authority may give any further notice that it considers appropriate of an application for a use or development which is likely to be of interest or concern to the community.

(4) A planning scheme may exempt any class or classes of applications from all or any of the requirements of subsection (1) except paragraphs (ca) and (cb).

(5) An exemption may be made subject to any other requirements as to notice that are set out in the planning scheme in respect of that class of applications.

(6) If an application for a permit could fall within more than one class of applications under subsection (4), the notice requirements relating to each class of applications must be complied with.

53 What are the duties of applicants?

(1) The responsible authority may require the applicant to give the notice under section 52(1) to the persons specified by the responsible authority.

(1A) The responsible authority may require the applicant to give the notice under section 52(1AA).
(1B) A requirement of the responsible authority to the applicant under subsection (1) must be given in writing.

(2) The applicant must satisfy the responsible authority that the applicant has given the notice.

(3) The applicant must pay the cost of the notice.

(4) If the responsible authority gives the notice under section 52(1) or 52(1AA), the applicant must pay the costs to the responsible authority.

(5) If the applicant gives the notice to the persons specified under subsection (1), the applicant is not required to give any further notice of the application under section 52(1).

54 More information

(1) A responsible authority may require the applicant to provide it or a referral authority with more information before it deals with the application.

(1A) A requirement under subsection (1) must be made by giving notice in writing setting out the information to be provided.

(1B) If a requirement is made under subsection (1) within the prescribed time, the notice must also state that the application will lapse on the lapse date specified in the notice if the required information is not given before that date.

Note

Section 54A allows an extension of time to be sought.

(1C) The lapse date must be a day not less than 30 days after the date of the notice.
(2) If the responsible authority requires the applicant after the prescribed time to provide it with more information, that requirement does not affect the time after which an application for review may be made under section 79.

54A Applicant may apply for extension of time to provide more information

(1) An applicant may apply to the responsible authority for an extension of time to give the information required under section 54 if the requirement was made within the prescribed time under that section.

(2) An application for an extension of time must be made before the lapse date specified in the requirement notice.

(3) The responsible authority may decide to extend the time to give the required information or refuse to extend that time.

(4) The responsible authority must give the applicant written notice of its decision under subsection (3).

(5) If the responsible authority decides to extend the time, the notice must set out a new lapse date for the application.

(6) If the responsible authority decides to refuse to extend the time and, at the date of the decision, the lapse date has passed or will occur within the next 14 days, the notice must set out a new lapse date that is 14 days from the date of the decision.
54B When does an application lapse?

(1) An application for a permit lapses if the information required under section 54(1) within the prescribed time under that section (or that requirement as changed by the Tribunal under section 78(b)) is not given by the final lapse date for the application.

(2) The final lapse date for an application is the last of the following to occur—

(a) the lapse date specified in the notice under section 54(1A);

(b) the new lapse date set out in a notice under section 54A, if applicable;

(c) if the applicant has made an application to the Tribunal under section 78(b) in respect of the requirement for more information and the Tribunal has confirmed or changed the requirement, the new lapse date determined by the Tribunal under section 85(3);

(d) if the applicant has made an application to the Tribunal under section 81(2) in respect of the refusal or failure of the responsible authority to extend the time to give the information and the Tribunal extends the time, the day after the end of the extended time;

(e) if the applicant has made an application to the Tribunal under section 81(2) in respect of the refusal or failure of the responsible authority to extend the time to give the information and the Tribunal refuses to extend the time, the day that is 14 days after the day on which the Tribunal makes its determination.
55 Application to go to referral authorities

(1) A responsible authority must give a copy of an application to every person or body that the planning scheme specifies as a referral authority for applications of that kind without delay unless the applicant satisfies the responsible authority that the referral authority has—

(a) considered the proposal for which the application is made within the past three months; and

(b) stated in writing that it does not object to the granting of the permit for the proposal.

(2) The referral authority must tell the responsible authority in writing within the prescribed time after getting the application if it needs any more information.

* * * * *

56 Action by referral authority on application

(1) A referral authority must consider every application referred to it and may tell the responsible authority in writing that—

(a) it does not object to the granting of the permit; or

(b) it does not object if the permit is subject to the conditions specified by the referral authority; or

(c) it objects to the granting of the permit on any specified ground.

S. 55A
inserted by No. 97/1987 s. 176(1), repealed by No. 94/1998 s. 183(Sch. 4 item 3).
(2) The conditions specified by the referral authority may include a condition that something be done to the satisfaction of the responsible authority or a Minister, public authority, municipal council or referral authority.

(3) The referral authority may also give the responsible authority its comments on the application.

(4) A referral authority may apply to the Minister for an extension of the prescribed period or periods under section 59.

(5) The Minister must inform the referral authority concerned and the responsible authority without delay of any extension of a prescribed period that the Minister grants under subsection (4).

57 Objections to applications for permits

(1) Any person who may be affected by the grant of the permit may object to the grant of a permit.

(1A) If the permit would allow the removal or variation of a registered restrictive covenant or if anything authorised by the permit would result in a breach of a registered restrictive covenant, an owner or occupier of any land benefited by the covenant is deemed to be a person affected by the grant of the permit.

(2) An objection must be made to the responsible authority in writing stating the reasons for the objection and stating how the objector would be affected by the grant of the permit.

(2A) The responsible authority may reject an objection which it considers has been made primarily to secure or maintain a direct or indirect commercial advantage for the objector.
(2B) If an objection has been rejected under subsection (2A) this Act applies as if the objection had not been made.

(3) If a number of persons make one objection, they may give the responsible authority the name and address of the person to whom the responsible authority is to give notice of the decision.

(4) If a number of persons make one objection, it is sufficient compliance with sections 64(1) and 65(1) if the responsible authority gives the notice—

(a) to the person named under subsection (3); or

(b) if no name and address is given under subsection (3) to one of the persons who made the objection.

(5) The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

57A Amendments to application after notice of application is given

(1) An applicant may ask the responsible authority to amend an application after notice of the application is given under section 52.

(2) An amendment to an application may include—

(a) an amendment to the use or development mentioned in the application; and

(b) an amendment to the description of land to which the application applies; and

(c) an amendment to any plans and other documents forming part of or accompanying the application.

S. 57(2B) inserted by No. 128/1993 s. 14(2).

S. 57(5) amended by No. 52/1998 s. 191(2)(e).

S. 57A inserted by No. 81/2004 s. 21.
(3) A request under this section must—

(a) be accompanied by the prescribed fee (if any); and

(b) be accompanied by any information or document referred to in section 47(1)(c) to 47(1)(e) that relates to the proposed amendment to the application and that was not provided with the original application; and

(c) if the applicant is not the owner of the land to which the application applies, be signed by the owner or include a declaration by the applicant that the applicant has notified the owner about the request.

(4) Subject to subsection (5), the responsible authority must amend the application in accordance with the request.

(5) The responsible authority may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.

(6) The responsible authority must make a note in the register if any amendment is made to an application under this section.

(7) On the amendment of an application under this section—

(a) the amended application is to be taken—

(i) to be the application for the purposes of this Act; and

(ii) to have been received on the day that the request for amendment was received by the responsible authority; and
(b) all objections made in relation to the original application are to be taken to be objections to the amended application.

(8) Nothing in this section affects any right a person may have to make a request under section 87 or 89 in respect of anything done or not done in relation to the original application.

(9) Sections 52 and 55 do not apply to an amended application.

57B Notice of amended application

(1) If an application is amended under section 57A, the responsible authority must determine—

(a) whether and to whom notice should be given in respect of the amended application; and

(b) if notice is to be given, the nature and extent of that notice.

(2) In determining whether or not notice should be given of an amended application, the responsible authority must consider whether, as a result of the amendments made to the application, the grant of the permit would cause material detriment to any person.

(3) Section 53 applies to a notice under this section as if it were a notice under section 52(1).

57C Amended application may go to referral authorities

(1) The responsible authority must give a copy of an amended application to every person or body that the planning scheme specifies as a referral authority for applications of that kind without delay unless the responsible authority considers that the amendment to the application would not adversely affect the interests of the referral authority.
(2) A referral authority must tell the responsible authority in writing within the prescribed time after getting the amended application if it needs any more information in respect of the amendment.

58 Responsible authority to consider all applications

(1) Subject to subsection (2), the responsible authority must consider every application for a permit.

(2) A responsible authority must not consider or make a decision in respect of a DAC application within the meaning of Part 4AA.

59 Time for decision

(1) The responsible authority may decide on an application without delay if—

(a) the responsible authority is not required to give notice under section 52(1) or 52(1AA); or

(b) the responsible authority does not require notice to be given under section 57B; or

(c) the application is not required to be referred to a referral authority under section 55 or 57C.

(2) The responsible authority may decide on an application as soon as it gets the last of the replies from referral authorities—

(a) if the responsible authority gets all of the replies before the end of the prescribed period or periods or any extended period allowed by the Minister under section 56; and

(b) 14 days have elapsed after the giving of the last notice under sections 52(1), 52(1AA) and 57B.
(3) In any other case, the responsible authority must not decide on the application until the later of—

(a) the end of the prescribed period or periods or any extended period allowed by the Minister under section 56 if the application is referred to a referral authority; or

(b) 14 days after the giving of the last notice under sections 52(1), 52(1AA) and 57B.

60 What matters must a responsible authority consider?

(1) Before deciding on an application, the responsible authority must consider—

(a) the relevant planning scheme; and

(b) the objectives of planning in Victoria; and

(c) all objections and other submissions which it has received and which have not been withdrawn; and

(d) any decision and comments of a referral authority which it has received; and

(e) any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development.

(1A) Before deciding on an application, the responsible authority, if the circumstances appear to so require, may consider—
(a) any significant social and economic effects of the use or development for which the application is made; and

(b) the approved regional strategy plan under Part 3A; and

(c) any amendment to the approved regional strategy plan under Part 3A adopted under this Act but not, as at the date on which the application is considered, approved by the Minister; and

(d) the approved strategy plan under Part 3C; and

(e) any amendment to the approved strategy plan under Part 3C adopted under this Act but not, as at the date on which the application is considered, approved by the Minister; and

(ea) the approved strategy plan under Part 3D; and

(eb) any amendment to the approved strategy plan under Part 3D adopted under this Act but not, as at the date on which the application is considered, approved by the Minister; and

(f) any relevant State environment protection policy declared in any Order made by the Governor in Council under section 16 of the Environment Protection Act 1970; and

(g) any other strategic plan, policy statement, code or guideline which has been adopted by a Minister, government department, public authority or municipal council; and
(h) any amendment to the planning scheme which has been adopted by a planning authority but not, as at the date on which the application is considered, approved by the Minister or a planning authority; and

(i) any agreement made pursuant to section 173 affecting the land the subject of the application; and

(j) any other relevant matter.

(2) The responsible authority must not grant a permit which allows the removal or variation of a restriction (within the meaning of the Subdivision Act 1988) unless it is satisfied that the owner of any land benefited by the restriction (other than an owner who, before or after the making of the application for the permit but not more than three months before its making, has consented in writing to the grant of the permit) will be unlikely to suffer—

(a) financial loss; or

(b) loss of amenity; or

(c) loss arising from change to the character of the neighbourhood; or

(d) any other material detriment—

as a consequence of the removal or variation of the restriction.

(3) Despite subsection (1)(c), if no notice is required to be given under section 52(1) or 57B or the planning scheme of an application, the responsible authority is not required to consider any objection or submission received in respect of the application before deciding the application.
(4) Subsection (2) does not apply to any restriction which was—

(a) registered under the Subdivision Act 1988; or

(b) lodged for registration or recording under the Transfer of Land Act 1958; or

(c) created—


(5) The responsible authority must not grant a permit which allows the removal or variation of a restriction referred to in subsection (4) unless it is satisfied that—

(a) the owner of any land benefited by the restriction (other than an owner who, before or after the making of the application for the permit but not more than three months before its making, has consented in writing to the grant of the permit) will be unlikely to suffer any detriment of any kind (including any perceived detriment) as a consequence of the removal or variation of the restriction; and

(b) if that owner has objected to the grant of the permit, the objection is vexatious or not made in good faith.

(6) If an application for a permit to remove or vary a restriction referred to in subsection (4) was made on or after 25 June 1991 and the responsible authority had made a decision in respect of the application before the commencement of section 15 of the Planning and Environment (Amendment) Act 1993, the Tribunal must determine in accordance with subsection (5) any appeal under this Act in respect of that decision.
(7) Nothing in subsection (4), (5) or (6) affects the validity of a permit to remove or vary a restriction issued under this Act before the commencement of section 15 of the Planning and Environment (Amendment) Act 1993.

61 Decision on application

(1) The responsible authority may decide—

(a) to grant a permit; or

(b) to grant a permit subject to conditions; or

(c) to refuse to grant a permit on any ground it thinks fit.

(2) The responsible authority must decide to refuse to grant the permit if a relevant referral authority objects to the grant of the permit.

(3) The responsible authority—

(a) must not decide to grant a permit to use or develop coastal Crown land within the meaning of the Coastal Management Act 1995 unless the Minister administering that Act has consented under that Act to the use or development; and

(b) must refuse to grant the permit if the Minister administering that Act has refused or is deemed to have refused under that Act to consent to that use or development.

(4) If the grant of a permit would authorise anything which would result in a breach of a registered restrictive covenant, the responsible authority must refuse to grant the permit unless a permit has been issued, or a decision made to grant a permit, to allow the removal or variation of the covenant.
62 What conditions can be put on permits?

(1) In deciding to grant a permit, the responsible authority must—

(a) include any condition which the planning scheme or a relevant referral authority requires to be included; and

(aa) if the grant of the permit would authorise anything which would result in a breach of a registered restrictive covenant, include a condition that the permit is not to come into effect until the covenant is removed or varied; and

(b) not include additional conditions which conflict with any condition included under paragraph (a) or (aa).

(2) The responsible authority may include any other condition that it thinks fit including—

(a) a condition that specified things are to be done to the satisfaction of the responsible authority a Minister, public authority, municipal council or referral authority; and

(b) a condition that the permit is not to come into effect unless a specified permit is cancelled or amended; and

(c) in relation to a permit for a use for a specified time, a condition that—

(i) any development carried out on the land under the permit is to be removed at the end of the specified time; or

(ii) the land is to be restored to a specified state at the end of the specified time; and
(d) a condition that the development is to be carried out in stages over the periods specified in or under the permit; and

(e) a condition providing that no compensation is payable under Part 5 in respect of anything done under the permit or setting out—
   (i) the circumstances in which compensation will be paid for anything done under the permit; and
   (ii) the amount, or the method of determining the amount, of compensation payable; and

(f) a condition that the owner of the land or applicant for the permit in anticipation of the applicant becoming owner of the land is to enter into an agreement with the responsible authority under section 173 within a specified period or before the use or development or a specified part of it starts; and

(g) a condition that the owner of the land or, if the applicant for the permit is not the owner of the land, the applicant on the applicant becoming the owner of the land is to enter into a covenant with the relevant Minister under Division 2 of Part 4 of the Heritage Act 1995 for the conservation of a registered place; and

* * * * *
(i) a condition that plans, drawings or other documents be prepared by the applicant and lodged with the responsible authority for approval before the use or development or a specified part of it starts; and

(j) a condition requiring changes to be made to any plan or drawing forming part of the application for the permit; and

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(l) a condition stating that it considers that the economical and efficient subdivision, consolidation or servicing of, or access to, land requires the holder of the permit to acquire or remove—

(i) a right of way over the land covered by the permit; or

(ii) an easement over land not covered by the permit but in the vicinity of that land—

using the procedure in section 36 of the Subdivision Act 1988 and that the acquisition or removal will not result in an unreasonable loss of amenity in the area affected by the acquisition or removal;
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(m) a condition requiring or authorising any of
the things listed in the Table in section

* * * * *

(4) The responsible authority must not include in a
permit a condition which is inconsistent—

(a) with the Building Act 1993; or
(b) the building regulations under that Act; or
(c) a relevant determination of the Building
Appeals Board under that Act in respect of
the land to which the permit applies.

(5) In deciding to grant a permit, the responsible
authority may—

(a) include a condition required to implement an
approved development contributions plan; or
(b) include a condition requiring specified
works, services or facilities to be provided or
paid for in accordance with an agreement
under section 173; or
(c) include a condition that specified works,
services or facilities that the responsible
authority considers necessary to be provided
on or to the land or other land as a result of
the grant of the permit be—

(i) provided by the applicant; or
(ii) paid for wholly by the applicant; or
(iii) provided or paid for partly by the applicant where the remaining cost is to be met by any Minister, public authority or municipal council providing the works, services or facilities.

(6) The responsible authority must not include in a permit a condition requiring a person to pay an amount for or provide works, services or facilities except—

(a) in accordance with subsection (5) or section 46N; or

(b) a condition that a planning scheme requires to be included as referred to in subsection (1)(a); or

(c) a condition that a referral authority requires to be included as referred to in subsection (1)(a).

63 Grant of permit if no objectors

Once it has decided in favour of an application, the responsible authority must issue the permit to the applicant if no one has objected or if notice of the decision to grant the permit is not required to be given to objectors under section 64.

64 Grant of permit if there are objectors

(1) The responsible authority must give the applicant and each objector a notice in the prescribed form of its decision to grant a permit.

(2) The notice must set out any conditions to which the permit will be subject.
(3) The responsible authority must not issue the permit to the applicant—

(a) until the end of the period within which an objector may apply to the Tribunal for a review of the decision to grant the permit; or

(b) if an application for review is made within that period, until the application is determined by the Tribunal or withdrawn.

(4) A planning scheme may set out classes of applications the decisions on which are exempted from the requirements of subsections (1), (2) and (3).

(5) If a planning scheme exempts a decision on an application from the requirements of subsections (1), (2) and (3), the responsible authority must give a copy of the decision to each objector.

65 Refusal of permit

(1) The responsible authority must give the applicant and each objector, a notice in the prescribed form of its decision to refuse to grant a permit.

(2) The notice must set out the specific grounds on which the application is refused and state whether the grounds were those of the responsible authority or a referral authority.

66 Notice to referral authority

The responsible authority must give each relevant referral authority a copy of any permit which it decides to grant and a copy of any notice given under section 64 or 65.
67 When does a permit begin?

A permit operates—

(a) from the date specified in the permit; or

(b) if no date is specified, from—

(i) the date of the decision of the Tribunal, if the permit was issued at the direction of the Tribunal; or

(ii) the day on which it is issued, in any other case.

68 When does a permit expire?

(1) A permit for the development of land expires if—

(a) the development or any stage of it does not start within the time specified in the permit; or

(aa) the development requires the certification of a plan of subdivision or consolidation under the Subdivision Act 1988 and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or

(b) the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the Subdivision Act 1988.

(2) A permit for the use of land expires if—

(a) the use does not start within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
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(b) the use is discontinued for a period of two years.

(3) A permit for the development and use of land expires if—

(a) the development or any stage of it does not start within the time specified in the permit; or

(b) the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or

(c) the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or

(d) the use is discontinued for a period of two years.

(3A) If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2), or to any combination of use, development or any of those circumstances, requires the certification of a plan under the Subdivision Act 1988, unless the permit contains a different provision—

(a) the use or development of any stage is to be taken to have started when the plan is certified; and

(b) the permit expires if the plan is not certified within two years of the issue of the permit.

(4) The expiry of a permit does not affect the validity of anything done under that permit before the expiry.
69 Extension of time

(1) Before the permit expires or within three months afterwards, the owner or the occupier of the land to which it applies may ask the responsible authority for an extension of time.

(2) The responsible authority may extend the time within which the use or development or any stage of it is to be started or the development or any stage of it is to be completed or within which a plan under the Subdivision Act 1988 is to be certified.

(3) If the time is extended after the permit has lapsed the extension operates from the day the permit expired.

70 Availability of permit

The responsible authority must make a copy of every permit that it issues available at its office for inspection by any person during office hours free of charge.

71 Correction of mistakes

(1) A responsible authority may correct a permit issued by the responsible authority (including a permit issued at the direction of the Tribunal) if the permit contains—

   (a) a clerical mistake or an error arising from any accidental slip or omission; or

   (b) an evident material miscalculation of figures or an evident material mistake in the description of any person, thing or property referred to in the permit.

(2) The responsible authority must note the correction in the register.
Division 1A—Amendment of permits by responsible authority

72 Application for amendment of permit

(1) A person who is entitled to use or develop land in accordance with a permit may apply to the responsible authority for an amendment to the permit.

(2) This section does not apply to—

(a) a permit issued at the direction of the Tribunal; or

(b) a permit issued under Division 6.

(3) In this section a reference to a permit includes any plans, drawings or other documents approved under a permit.
73 **What is the procedure for the application?**

(1) Subject to this section, sections 47 to 62 (with any necessary changes) apply to an application to the responsible authority to amend a permit as if—

(a) the application were an application for a permit; and

(b) any reference to a permit were a reference to the amendment to the permit.

(2) If the responsible authority decides to grant an amendment to a permit subject to conditions, the conditions must relate to the amendment to the permit; and

(3) Any conditions to which an amendment to a permit is subject form part of the permit when it is issued.

**Note**

An application may be made under section 69 to extend the time within which a use or development or any stage of it is to be started or a development or any stage of it is to be completed.

74 **Issue of amended permit if no objectors**

Once it has decided in favour of an application to amend a permit, the responsible authority must issue an amended permit to the applicant if no one has objected or if notice of the decision to grant the amendment to the permit is not required to be given to objectors under section 64.

75 **Decision to amend permit if there are objectors**

Section 64 (with any necessary changes) applies to a decision to grant an amendment to a permit as if—

(a) a reference to a decision to grant a permit were a reference to the decision to grant the amendment; and
(b) a reference to the issue of a permit were a reference to the issue of an amended permit.

76 Refusal of amendment

(1) The responsible authority must give the applicant and each objector a notice in the prescribed form of its decision to refuse to grant an amendment to a permit.

(2) The notice must set out the specific grounds on which the application is refused and state whether the grounds were those of the responsible authority or a referral authority.

76A Notice to referral authority

The responsible authority must give each relevant referral authority a copy of the amended permit, if it decides to grant an amendment to the permit, and a copy of any notice given under section 64 or 76.

76B When does an amendment to a permit begin?

An amendment to a permit under this Division operates—

(a) from the date specified in the amended permit; or

(b) if no date is specified, from—

(i) the date of the decision of the Tribunal if the amended permit was issued at the direction of the Tribunal; or

(ii) the day on which the amended permit is issued, in any other case.
76C Review of decision on amendment

Division 2 (with any necessary changes) applies to an application for an amendment of a permit and an amendment of a permit as if—

(a) a reference to an application for a permit were a reference to an application for the amendment; and

(b) a reference to the grant of a permit were a reference to the grant of the amendment; and

(c) a reference to the issue of a permit were a reference to the issue of an amended permit.

76D Powers of Minister in relation to application

(1) Sections 97A, 97B, 97C, 97D(1), 97E, 97F(1), 97G(1) to (5) (with any necessary changes) apply to an application for an amendment to a permit under this Division as if—

(a) a reference to an application for a permit were a reference to an application for the amendment; and

(b) a reference to the grant of a permit were a reference to the grant of the amendment.

(2) Subject to subsections (3) and (6), this Division applies to an application referred to the Minister under this section as if—

(a) the Minister were the responsible authority; and

(b) all steps taken under this Division by the first responsible authority had been taken by the Minister.

(3) Sections 59, 61, 64, 65, 66 and 74 do not apply to an application referred to the Minister under this section.
(4) Once the Minister has decided in favour of an application, the Minister must direct the first responsible authority to issue an amended permit to the applicant.

(5) The first responsible authority must comply with a direction under subsection (4).

(6) Section 76C and Division 3 of this Part do not apply in relation to—
   (a) an application referred to the Minister under this section; or
   (b) an amendment of a permit granted under this section.

(7) Division 5 of Part 6 does not apply in respect of a matter that an amendment to a permit under this Division specifies is to be done by, approved by or done to the satisfaction of the Minister.

**Division 2—Reviews by Tribunal**

77 **Appeals against refusal**

An applicant for a permit may apply to the Tribunal for review of a decision by a responsible authority to refuse to grant the permit.

78 **Appeals against requirements**

An applicant for a permit may apply to the Tribunal for review of—

(a) a requirement by the responsible authority to give notice under section 52(1)(d) or 57B; or

(b) a requirement by the responsible authority for more information under section 54.
79 Appeals against failure to grant permit

An applicant for a permit may apply to the Tribunal for review of the failure of the responsible authority to grant the permit within the prescribed time.

80 Appeals against conditions on permits

(1) An applicant for a permit may apply to the Tribunal for review of any condition in a permit which the responsible authority has issued or decided to grant to the person.

(2) This section does not apply to a condition included in a permit under section 62(1)(aa).

81 Appeals relating to extensions of time

(1) Any person affected may apply to the Tribunal for review of—

(a) a decision of the responsible authority refusing to extend the time within which any development or use is to be started or any development completed; or

(aa) a decision of the responsible authority refusing to extend the time within which a plan under the Subdivision Act 1988 is to be certified, in the case of a permit relating to any of the circumstances mentioned in section 6A(2); or

(b) the failure of the responsible authority to extend the time within one month after the request for extension is made.

(2) An applicant for a permit may apply to the Tribunal for a review of a decision of a responsible authority under section 54A to refuse to extend the time within which information must be given by the applicant under section 54.
82 Appeals where objectors

(1) An objector may apply to the Tribunal for review of a decision of the responsible authority to grant a permit.

(2) A planning scheme may set out classes of applications for permits the decisions on which are exempted from subsection (1).

(3) If a planning scheme exempts a decision of an application for a permit from subsection (1), an application for review cannot be made under that subsection in respect of that decision.

82AA Appeals relating to coastal Crown land

Despite anything to the contrary in section 77 or 79, an applicant for a permit for the use or development of coastal Crown land within the meaning of the Coastal Management Act 1995, has no right to apply to the Tribunal for review of—

(a) a decision by a responsible authority to refuse to grant the permit, if the Minister administering that Act has refused or is deemed to have refused to consent to that use or development under that Act; or
(b) the failure of the responsible authority to grant the permit within the prescribed time, if the Minister administering that Act has not consented to that use or development under that Act.

82B Affected person may seek leave to apply for review

(1) Any person who is affected may apply to the Tribunal for leave to apply for review of a decision of the responsible authority to grant the permit in any case in which a written objection to the grant of the permit was received by the responsible authority.

(2) Subject to subsection (3), the Tribunal must give the applicant for the permit, the responsible authority and the affected person an opportunity to be heard before making a decision.

(3) The Tribunal is not required to hold a hearing under subsection (2) if the applicant for the permit consents to the request for leave to apply for review.

(4) The Tribunal may grant the leave to apply for review if it believes it would be just and fair in the circumstances to do so.

(5) If leave is granted by the Tribunal, the person affected may apply to the Tribunal for review of the decision of the responsible authority to grant the permit.

(6) This section does not apply if—
   
   (a) the decision on the application for a permit is exempted from section 82(1); or
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(b) a permit has been issued under section 63 in respect of the application for a permit.

83 Parties to review

(1) In addition to any other party to a proceeding for review under this Act, a referral authority is a party to a proceeding for review—

(a) of a refusal to grant a permit if—

(i) the referral authority had objected to the grant of the permit; or
(ii) it was refused because a condition required by the referral authority conflicted with a condition required by another referral authority; and

(b) of a permit condition if the referral authority had required the condition to be included in the permit.

(2) In addition to any other party to a proceeding for review under this Act, an objector is a party to a proceeding for review if the objector—

(a) is given notice of the application for review under this Act; and

(b) in accordance with the Victorian Civil and Administrative Tribunal Act 1998, lodges with the Tribunal a statement of the grounds on which the objector intends to rely at the hearing of the proceeding.

83A Objectors entitled to notice

(1) A person who objected to the grant of a permit is entitled to notice of an application by the applicant for the permit for review of—

(a) a decision refusing to grant the permit; or

(b) a failure to grant the permit; or

S. 83
S. 83A
S. 82B(b)(b)
S. 83
S. 83A
amended by
amended by
amended by
amended by
inserted by
No. 52/1998
No. 86/1989
No. 52/1998
No. 52/1998
s. 191(8).
s. 11,
substituted by
s. 184.
s. 184.
(c) a decision imposing a condition on the permit.

(2) Subsection (1) does not apply to a person if under a planning scheme the person is not entitled to apply to the Tribunal under section 82 for a review of a decision to grant the permit.

83B Notice if permit application was made without notice

(1) If the President of the Tribunal is satisfied that notice of an application for a permit was not given or that notice is not adequate, he or she may direct—

(a) an applicant for review of a decision to grant or to refuse to grant, or a failure to grant, the permit—

(i) to serve a copy of the application for review on any specified person; or

(ii) to publish a notice of the application for review in the manner and within the time specified by the President; or

(iii) to do both (i) and (ii); or

(b) the responsible authority, at the expense of the applicant for review, to give or publish notice of the application for review to the persons, in the manner and within the time specified by the President.

(2) The President may give a direction under subsection (1) whether or not the Tribunal has begun to hear the review.

(3) If an applicant for review of a decision to refuse to grant, or a failure to grant, a permit fails to comply with a direction under subclause (1)(a) the application for review lapses.
(4) A notice given or published under this section is to be in the form and contain the matters—
   (a) specified by the rules of the Tribunal; or
   (b) as directed by the President.

(5) This section does not permit the Tribunal to require notice to be given to a person if under a planning scheme the person is not entitled to apply to the Tribunal under section 82 for a review of a decision to grant the permit.

84 An application may be determined after an appeal has been lodged

(1) A responsible authority may decide on an application for a permit at any time after an application is made for review of the failure of the responsible authority to grant the permit.

(2) Except in accordance with the advice of the principal registrar under subsection (4), the responsible authority must not issue or give a permit, notice of decision or notice of refusal to the applicant, a referral authority or any objector after an application is made to the Tribunal for review of a failure to grant a permit.

(3) The responsible authority must inform the principal registrar if the responsible authority decides to grant a permit with or without conditions after an application is made for the review of its failure to grant the permit.

(4) The principal registrar must refer the decision of the responsible authority to a presidential member of the Tribunal for consideration.

(5) If the presidential member of the Tribunal so directs, the principal registrar must advise the responsible authority that a permit in accordance with the responsible authority's decision may be issued.
(6) The responsible authority must issue the permit within 3 working days after receiving that advice.

### 84A Parties not restricted to grounds previously notified

A party in a proceeding for review under this Act is not restricted at the hearing of the proceeding to any grounds previously notified to the other parties (whether in the course of or before the proceeding) or the Tribunal.

### 84B Matters for Tribunal to take into account

(1) In determining an application for review under this Act, the Tribunal must—

(a) take account of any matter which the person or body in respect of whose decision the application for review is made—

(i) properly took account of in making its decision; or

(ii) was required to take account of in making its decision; and

(b) have regard to any matter which the person or body in respect of whose decision the application for review is made—

(i) properly had regard to in making its decision; or

(ii) is required to have regard to in making its decision.

(2) In determining an application for review under this Act, in addition to the matters referred to in subsection (1), the Tribunal—

(a) must take into account any relevant planning scheme;

(b) must have regard to the objectives of planning in Victoria;
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(c) must (where appropriate) take account of the approved regional strategy plan under Part 3A;

(d) must (where appropriate) take account of the approved strategy plan under Part 3C;

(da) must (where appropriate) take account of the approved strategy plan under Part 3D;

(e) must take account of and give effect to any relevant State environment protection policy declared in any Order made by the Governor in Council under section 16 of the Environment Protection Act 1970;

(f) must (where appropriate) take account of the extent to which persons residing or owning land in the vicinity of the land which is the subject of the application for review were able to and in fact did participate in the procedures required to be followed under this Act before the responsible authority could make a decision in respect of the application for a permit;

(g) must (where appropriate) have regard to any amendment to a planning scheme which has been adopted by the planning authority but not, as at the date on which the application for review is determined, approved by the Minister or the planning authority;

(h) must (where appropriate) have regard to any agreement made pursuant to section 173 affecting the land the subject of the application for review;

S. 84B(2)(da) inserted by No. 44/2005 s. 5(a).
(i) must (where appropriate) have regard to any amendment to the approved regional strategy plan under Part 3A adopted under this Act but not, as at the date on which the application for review is determined, approved by the Minister;

(j) must (where appropriate) have regard to any amendment to the approved strategy plan under Part 3C adopted under this Act but not, as at the date on which the application for review is determined, approved by the Minister;

(ja) must (where appropriate) have regard to any amendment to the approved strategy plan under Part 3D adopted under this Act but not, as at the date on which the application for review is determined, approved by the Minister;

(k) must take account of any other matter which the Tribunal is required by the provisions of this Act or any other Act to take account of in determining the application for review.

85 Determination of appeal

(1) After hearing an application for review, the Tribunal may—

(a) direct that a permit must not be granted; or

(b) in the case of an application for review of a refusal or failure to grant or a decision to grant a permit—

(i) grant the permit and direct the responsible authority to issue it; or

(ii) grant the permit, direct that the permit must or must not contain any specified conditions and direct the responsible authority to issue the permit; or
(c) in the case of an application for review of a requirement under section 52(1)(d) or 57B—

(i) confirm the requirement; or

(ii) change the requirement; or

(d) in the case of an application for review of a requirement for more information under section 54—

(i) direct the responsible authority to consider the application for a permit as made under section 47; or

(ii) confirm the requirement; or

(iii) change the requirement; or

(da) direct that the time within which information is to be given under section 54 must be extended for a specified period or must not be extended, in the case of an application for review of the refusal or failure of the responsible authority to extend the time under section 54A; or

(e) direct that a permit must or must not contain any specified condition; or

(f) direct that the time within which a development or use is to be started or the development is completed or within which a plan under the Subdivision Act 1988 is to be certified must be extended for a specified period or must not be extended, in the case of an application for review of the refusal or failure of the responsible authority to extend the time; or
(g) cancel a permit if—

(i) it upholds an application for review of a condition specified in a permit on the ground that the responsible authority had no power to impose the condition; and

(ii) it considers that the permit should not or would not have been granted without the condition.

(2) If the Tribunal gives a direction under subsection (1)(d)(i), the prescribed period for the purpose of making an application for review under section 79 begins on the day on which the direction is given.

(3) If the Tribunal gives a direction under subsection (1)(d)(ii) or (1)(d)(iii) in respect of a requirement for more information which was made within the prescribed time under section 54, the Tribunal must determine a new lapse date for the application which must permit a period for compliance that is not less than the period allowed for in the notice of the requirement.

86 Issue of permit

If an order made by the Tribunal requires a responsible authority to issue a permit, the responsible authority must issue that permit—

(a) if the responsible authority is a Minister, within 3 working days after the day on which the responsible authority receives a copy of the order; or

(b) in any other case, within 3 working days after the first ordinary meeting of the responsible authority held after it receives a copy of the order.
Division 3—Cancellation and amendment of permits by Tribunal

87 What are the grounds for cancellation or amendment of permits?

(1) The Tribunal may cancel or amend any permit if it considers that there has been—

(a) a material mis-statement or concealment of fact in relation to the application for the permit; or

(b) any substantial failure to comply with the conditions of the permit; or

(c) any material mistake in relation to the grant of the permit; or

(d) any material change of circumstances which has occurred since the grant of the permit; or

(e) any failure to give notice in accordance with this Act; or

(f) any failure to comply with section 55, 61(2) or 62(1).

(2) The Tribunal may amend any permit to comply with the building regulations made under the Building Act 1993 if a building permit cannot be obtained under that Act for the development for which the permit under this Act was issued because the development does not comply with those regulations.
(3) The Tribunal may cancel or amend a permit at the request of—

(a) the responsible authority; or

(b) any person under section 89; or

(c) a referral authority; or

(d) the owner or occupier of the land concerned; or

(e) any person who is entitled to use or develop the land concerned.

(4) Nothing in this Division affects the power of a responsible authority to amend a permit under Division 1A.

(5) The Tribunal cannot cancel or amend a permit granted by the Governor in Council under section 95.

(6) Without limiting the powers of the Tribunal, the Tribunal may, under this section, cancel or amend a permit that has been issued at its direction.
(7) The Tribunal must not cancel or amend a permit on a ground mentioned in subsection (1)(a), (c) or (f) unless there has been no application under Division 2 on that ground for review of the decision to grant the permit or of a condition of the permit.

87A Cancellation or amendment of permit issued at direction of Tribunal

(1) In addition to the powers conferred by section 87, the Tribunal may cancel or amend a permit that has been issued at its direction if it considers it appropriate to do so.

(2) The Tribunal may only cancel or amend a permit under this section at the request of—

(a) the owner or occupier of the land concerned; or

(b) any person who is entitled to use or develop the land concerned.

88 What are the limits on the power to cancel or amend a permit?

The power to cancel or amend a permit under section 87 may be exercised—

(a) if the permit relates to the construction of buildings or the carrying out of other works, at any time before those operations have been completed; or

(b) if the permit relates to any other development of land, at any time before that development is substantially carried out; or

(c) at any time, if the permit relates to the use of land.
89 Request for cancellation or amendment

(1) Any person who objected or would have been entitled to object to the issue of a permit may ask the Tribunal to cancel or amend the permit if—

(a) the person believes that the person should have been given notice of the application for the permit and was not given that notice; or

(b) the person believes that the person has been adversely affected by—

   (i) a material mis-statement or concealment of fact in relation to the application for the permit; or

   (ii) any substantial failure to comply with the conditions of the permit; or

   (iii) any material mistake in relation to the grant of the permit.

(2) The request must be made in writing in accordance with the regulations.

(3) The Tribunal may refuse to consider a request under this section or section 87 unless it is satisfied that the request has been made as soon as practicable after the person making it had notice of the facts relied upon in support of the request.

90 Hearing by Tribunal

(1) The Tribunal must give the following persons a reasonable opportunity to be heard at the hearing of any request—

   (a) the responsible authority;

   (b) the owner and the occupier of the land concerned;

   (c) any person who asked for the cancellation or amendment of the permit under section 87;

   (d) the Minister;
(e) any person who asked for the amendment of the permit under section 87A;

(f) any relevant referral authority.

(2) The Tribunal may give any other person who appears to it to have a material interest in the outcome of the request an opportunity to be heard at the hearing of the request.

90A Matters which Tribunal must take into account

(1) In determining a request, the Tribunal must take into account the matters set out in section 84B(2) as if the request were an application for review.

(2) The matters set out in section 84B(2) are in addition to any other matters which the Tribunal can properly take account of or have regard to or is required to take account of or have regard to in determining a request.

91 Determination by Tribunal

(1) After hearing a request, the Tribunal may direct the responsible authority to cancel or amend the permit and to take any action required in relation to the permit.

(2) The responsible authority must comply with the directions of the Tribunal without delay.

(2A) If the Tribunal directs the responsible authority to amend a permit, the responsible authority must issue an amended permit to the owner of land to which the permit relates.
(3) The Tribunal must not direct a responsible authority to cancel or amend a permit on a request under section 89(1) unless it is satisfied that—

(a) in the case of a request under section 89(1)(a) the person—

(i) could not reasonably be expected to have been aware of the application for the permit in time to lodge an objection under Division 1; and

(ii) was substantially disadvantaged by the issue of the permit; and

(b) in the case of a request under section 89(1)(b), the person was substantially disadvantaged by the matter set out in the request; and

(c) it would be just and fair in the circumstances to do so.

(3A) The Tribunal must not direct a responsible authority to amend a permit if the amendment would authorise anything which would result in a breach of a registered restrictive covenant.

(4) If a cancelled permit relates to a subdivision or consolidation any plan certified under the Subdivision Act 1988 must be surrendered to the responsible authority.

(5) A permit which relates to a subdivision or consolidation cannot be cancelled if the plan of subdivision or consolidation has been registered under the Subdivision Act 1988.
92 Notice of the cancellation or amendment

The responsible authority must give notice in accordance with the regulations of the cancellation or amendment of a permit under this Division to any person who was entitled to be heard by the Tribunal under section 90.

93 Order to stop development

(1) The Tribunal may, if it considers it appropriate, order that pending the hearing of a request no development other than that specified in the order is to be carried out or continued on the land.

(1A) Before making an order, the Tribunal must consider whether the person making the request should give any undertaking as to damages.

(2) The responsible authority must give notice of the order without delay to the persons and in the manner the Tribunal directs or (if no direction is given) as are prescribed.

(3) Any person to whom the notice is given who fails to comply with the notice is guilty of an offence.

94 Right to compensation

(1) If a permit is not cancelled or amended after a notice is given under section 93, the responsible authority or a person who has given an undertaking under section 93 is liable to pay compensation to the owner of the land and the occupier of the land and any other person who had an interest in the land for any loss or damage they suffer as a result of the giving of notice.

(2) If a permit is cancelled or amended under this Division the responsible authority is liable to pay compensation to any person who has incurred expenditure or liability for expenditure as a result of the issue of the permit in respect of—
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(a) any of that expenditure which is wasted because the permit is cancelled or amended; and

(b) any additional expenditure or liability necessarily incurred in purchasing other land to use or develop in the required manner because the permit is cancelled or amended.

(3) There must be deducted from the amount of the additional expenditure or liability—

(a) the market value of the land in respect of which the permit was cancelled or amended at the date when the claimant for compensation sold it; or

(b) if the land has not been sold, the market value of that land at the date when the claimant bought the other land.

(4) Compensation is not payable if the permit is cancelled or amended—

(a) on the ground that there has been a substantial failure to comply with the conditions of the permit; or

(b) on the ground that the permit was granted following an application in relation to which a material mis-statement or concealment of fact was made; or

(c) on the ground of any material mistake in relation to the grant of a permit if the Tribunal considers that the mistake arose from any act or omission by or on behalf of the applicant for the permit; or

(d) on the ground referred to in section 87(2).
(5) Parts 10 and 11 and section 37 of the Land Acquisition and Compensation Act 1986 with any necessary changes apply to the determination of compensation under this section as if a claim for compensation were a claim under section 37 of that Act.

Division 4—Provisions relating to Ministers, government departments and responsible authorities

95 Permits required by Ministers or government departments

(1) Subject to subsections (2) and (3), an application for a permit by or on behalf of a Minister or government department must be made and dealt with in accordance with this Part.

(2) The Governor in Council may by Order published in the Government Gazette declare that a responsible authority must refer all applications in a specified class of applications for permits by Ministers or government departments to the Minister.

(3) The Minister may direct the responsible authority to refer to the Minister an application for a permit by or on behalf of a Minister or government department if—

(a) not less than 21 days have elapsed since lodgment of the application; and

(b) the Minister has consulted with the responsible authority; and

(c) the Governor in Council considers that the over-riding interests of the State required that the application be so referred.

(4) The responsible authority must comply with an Order or direction and must not proceed further with the application.
(5) The Governor in Council may determine any application referred to the Minister under subsection (2) or (3).

(6) A determination by the Governor in Council under subsection (5) is final and is not subject to review or appeal except in the Supreme Court on a question of law.

(7) If the Governor in Council determines that a permit is to be granted, with or without conditions, the Minister is to be the responsible authority for the purpose of issuing, administering and enforcing the permit.

(8) The Governor in Council may by Order published in the Government Gazette change or revoke an Order under subsection (2).

96 Land owned or permit required by responsible authorities

(1) A responsible authority must obtain a permit from the Minister before carrying out any use or development for which a permit is required under the planning scheme for which it is the responsible authority unless the planning scheme exempts the land, use or development from this subsection.

(2) A person other than the responsible authority must obtain the consent of the responsible authority and a permit from the Minister before carrying out any use or development on any land managed (whether as committee of management or otherwise) occupied or owned by the responsible authority for which a permit is required under the planning scheme for which it is the responsible authority unless the planning scheme exempts the land, use or development from this subsection.
(3) The consent of the responsible authority under subsection (2) may be subject to any specified conditions to be included in the permit.

(4) Divisions 1, 1A, 2, 3 and 5 apply to an application or permit under this section as if the Minister were the responsible authority.

(5) The Minister may exercise the powers of a responsible authority under this Act in relation to the administration and enforcement of any permit granted under this section to a person other than a responsible authority as if the Minister were the responsible authority.

(6) If a responsible authority ceases to manage, occupy or own the land for which a permit has been granted under this section—

(a) the Minister must cease to act as the responsible authority in relation to the permit for the purposes of subsections (4) and (5)—

(i) if the responsible authority is carrying out the use or development, upon the completion of that use or development; or

(ii) in any other case, immediately; and

(b) once the Minister ceases to act, the responsible authority must carry out its functions in relation to the permit as if it had granted the permit.

(7) If a permit is granted under this section to use or develop any land a further permit is not needed under Division 1 for the use or development.
Division 5—Combined permit and amendment process

96A Application for permit when amendment requested

(1) A person who requests a planning authority to prepare an amendment to a planning scheme may also apply to the planning authority for—

(a) a permit for any purpose for which the planning scheme as amended by the proposed amendment would require a permit to be obtained; or

(b) if the amendment provides for the removal or variation of a registered restrictive covenant, a permit for a use or development which would, if the restrictive covenant were not removed or varied, result in a breach of that registered restrictive covenant.

(2) The planning authority may agree to consider the application for the permit concurrently with the preparation of the proposed amendment.

(3) An application may be made for a permit under this section even if it could not be granted under the existing planning scheme.
(4) The application for the permit must—
   (a) be accompanied by the prescribed fee; and
   (b) be accompanied by the information required
       by the planning scheme; and
   (c) if the land is burdened by a registered
       restrictive covenant, be accompanied by a
       copy of the covenant; and
   (d) if the application is for a permit to allow the
       removal or variation of a registered
       restrictive covenant or if the grant of the
       permit would authorise anything which
       would result in a breach of a registered
       restrictive covenant, be accompanied by—
       (i) information clearly identifying each
           allotment or lot benefited by the
           registered restrictive covenant; and
       (ii) any other information that is required
           by the regulations.

(5) An application cannot be made under this section
    after the notice of the proposed amendment to the
    planning scheme has been given under section 19.

(6) Sections 48, 49, 50 and 50A apply to an
    application under this section as if—
    (a) it were an application under Division 1; and
    (b) in sections 50 and 50A a reference—
        (i) to the responsible authority were a
            reference to the planning authority; and
        (ii) to section 52 were a reference to
            section 96C(1).
96B Application of provisions

(1) Subject to this Division, if a planning authority has agreed to consider an application for a permit concurrently with the preparation of a proposed amendment—

(a) sections 17, 18 and 20 to 25 and Part 8 apply to the application as if—

(i) except in section 23, the application were an amendment to a planning scheme; and

(ii) any reference in those sections to section 19 were a reference to section 96C; and

(iii) any reference in section 23 to an amendment were a reference to the proposed permit; and

(b) Parts 3 and 5 apply to the proposed amendment as if any reference in those Parts to section 19 were a reference to section 96C.

(2) Sections 166 and 185A apply to an application for a permit under this Division as if it were an amendment to a planning scheme and as if any reference in those sections to Part 3 included a reference to this Division.

96C Notice of amendment, application and permit

(1) A planning authority must give notice of its preparation of an amendment to a planning scheme and notice of an application being considered concurrently with the amendment under this Division—
(a) to every Minister, public authority and municipal council that it believes may be materially affected by the amendment or application; and

(b) to the owners (except persons entitled to be registered under the Transfer of Land Act 1958 as proprietor of an estate in fee simple) and occupiers of land that it believes may be materially affected by the amendment or application; and

(c) to any Minister, public authority, municipal council or person prescribed; and

(d) to the Minister administering the Land Act 1958 if the amendment provides for the closure of a road wholly or partly on Crown land; and

(e) to the responsible authority, if it is not the planning authority; and

(f) to the owners (except persons entitled to be registered under the Transfer of Land Act 1958 as proprietor of an estate in fee simple) and occupiers of allotments or lots adjoining the land to which the application applies unless the planning authority is satisfied that the grant of the permit would not cause material detriment to any person; and

(g) to the owners (except persons entitled to be registered under the Transfer of Land Act 1958 as proprietor of an estate in fee simple) and occupiers of land benefited by a registered restrictive covenant, if—

(i) the amendment or the permit would allow the removal or variation or the covenant; or

S. 96C(1)(a) amended by No. 28/2000 s. 8(b).

S. 96C(1)(f) amended by No. 100/2000 s. 14(1).

S. 96C(1)(g) inserted by No. 100/2000 s. 14(1).
(ii) anything authorised by the permit would result in a breach of the covenant.

(2) A planning authority must publish a notice of the amendment and the application in a newspaper generally circulating in the area to which the amendment applies.

(2A) A planning authority must cause notice of an amendment providing for the removal or variation of a registered restrictive covenant to be given by placing a sign on the land which is the subject of the amendment.

(2B) A sign under subsection (2A) must state the place where a copy of the proposed permit under this Division may be inspected.

(3) On the same day that it gives the last of the notices under subsections (1), (2) and (2A) or after that day, the planning authority must publish a notice of the preparation of the amendment and of the application in the Government Gazette.

(4) Any notice must—

(a) be given in accordance with the regulations; and

(b) set a date for submissions to the planning authority which, if notice of the preparation of the amendment and the application is given in the Government Gazette, must be not less than one month after the date that the notice is given in the Government Gazette.

(5) The failure of a planning authority to give a notice under subsection (1) does not prevent—

(a) the adoption of the amendment by the planning authority or its submission to or approval by the Minister; or

(b) the grant of a permit under this Division.
(6) Subsection (5)(a) does not apply to a failure to notify an owner of land about the preparation of an amendment which provides for—

(a) the reservation of that land for public purposes; or

(b) the closure of a road which provides access to that land.

(7) A planning authority may take any other steps it thinks necessary to tell anyone who may be affected by the amendment about its preparation.

(8) The planning authority must give a copy of the proposed permit under this Division to each person to whom the notice of the amendment and application is given under subsection (1).

(8A) The planning authority must make a copy of the proposed permit under this Division available at its office during office hours for any person to inspect free of charge until the amendment to which the proposed permit applies is approved or lapses.

(9) The applicant for a permit under this Division must pay to the planning authority the cost of any notice of the amendment and the application given under this section.

(10) Section 19 does not apply to an amendment of which notice is given under this section.

96D Hearing by panel

Section 24 applies in respect of an application under this Division as if it also required the panel to give a reasonable opportunity to be heard to the applicant.
96E Report by panel on proposed permit

(1) Without limiting section 25(2), if a panel recommends under that section that an amendment be adopted, the panel may also recommend—

(a) that a permit be granted under this Division for any purpose for which the planning scheme as amended by the proposed amendment would require a permit to be obtained; and

(b) the conditions to which the permit should be subject.

(2) Subsection (1) applies whether or not an application has been made under this Division for the permit.

96F Planning authority to consider panel's report

The planning authority must consider the panel's report under section 96E before deciding whether or not to recommend the granting of a permit.

96G Determination by planning authority

(1) A planning authority may determine to recommend to the Minister that a permit be granted under this Division with or without changes if—

(a) an application for a permit has been made under this Division and sections 96A to 96F have been complied with; or

(b) a panel has recommended the grant of a permit under this Division and section 96F has been complied with; or

(c) as a result of changes made to an amendment under Part 3, the planning authority considers it appropriate that a permit be granted under this Division for any purpose.
for which the planning scheme as amended by the proposed amendment would require a permit to be obtained.

(2) A planning authority may only make a determination under subsection (1) if it has adopted the amendment or the part of the amendment to which the permit applies.

(3) If an amendment or the part of the amendment to which the permit applies lapses under Part 3, the permit application also lapses.

(4) If a planning authority determines to refuse to recommend to the Minister that a permit be granted under this Division for which an application has been made, the planning authority must notify the applicant in writing of the determination and the reasons for the determination.

96H Recommendation by planning authority

(1) If the planning authority has determined under section 96G to recommend the granting of a permit, the planning authority must submit the recommendation and the proposed permit to the Minister at the same time as it submits the adopted amendment to which the permit applies.

(2) The Minister may direct the planning authority to give more notice of the application for the permit if the Minister thinks that the notice which the planning authority gave was inadequate, even if the planning authority has complied with section 96C.

(3) The planning authority must give the notice of the application required by the Minister and comply again with sections 21 to 26 and sections 96D to 96H (so far as applicable).
(4) Sections 33 and 34 apply to a proposed permit submitted under this section as if it were an amendment.

96I Minister may grant permit on approval of amendment

(1) If a planning authority has recommended the grant of a permit under section 96H, the Minister may—

(a) grant the permit; or

(b) grant the permit subject to conditions the Minister thinks fit; or

(c) refuse to grant the permit on any ground the Minister thinks fit.

(1A) If the grant of a permit would authorise anything which would result in a breach of a registered restrictive covenant, the Minister must refuse to grant the permit unless—

(a) the amendment to which the permit applies provides for the variation or removal of the covenant; or

(b) a permit has been issued, or a decision made to grant a permit, to allow the removal or variation of the covenant.

(1B) If the grant of the permit would authorise anything which would result in a breach of a registered restrictive covenant, the permit must be granted subject to a condition that the permit is not to come into effect until the covenant is removed or varied.

(2) In addition to subsection (1), the Minister may grant a permit under this section subject to any conditions the Minister thinks fit, if the Minister considers that, as a result of changes made to an amendment under Part 3, it is appropriate that a permit be granted under this section for any purpose for which the planning scheme as
amended by the proposed amendment would require a permit to be obtained.

(3) The permit must be granted at the same time as the approval of the amendment to which the permit applies.

(4) The permit must state that it operates from a day specified in the permit being a day on or after the day on which the amendment to which the permit applies comes into operation.

(5) Section 60(2), (4) and (5) apply to the consideration of a decision to grant a permit under this section as if any reference to the responsible authority were a reference to the Minister.

(6) Section 62(2) to (6) apply to a permit granted under this section by the Minister as if a reference to the responsible authority in section 62(2) (where first occurring), 62(4), 62(5) and 62(6) were a reference to the Minister.

96J Issue of permit

(1) If the Minister grants a permit under section 96I, the Minister must direct the responsible authority to issue the permit.

(2) The responsible authority must issue the permit within 7 days after a direction is given under subsection (1).

(3) The permit must be issued to—

(a) the applicant; or

(b) if there was no application for the permit under this Division, to the owner of the land.

(4) The responsible authority must comply with a direction of the Minister under this section.
Part 4—Permits

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96K Notice of refusal

(1) The Minister may direct the responsible authority to give notice of the refusal of the permit to any person or body specified by the Minister.

(2) The direction and the notice by the responsible authority must set out the specific grounds on which the permit is refused.

(3) The responsible authority must comply with a direction of the Minister under this section.

96L Cancellation of permit

If a permit is granted under this Division and the amendment to which the permit applies is revoked under section 38, the permit is deemed to be cancelled on that revocation.

96M Application of provisions

(1) Sections 68 to 76D apply to a permit granted under this Division.

(2) Sections 81(1) and 85(1)(f) apply to a permit under this Division.

(3) Except as provided in this Division, Divisions 1 and 2 do not apply to an application or permit under this Division.
(4) Division 3 applies to a permit issued under this Division as if—

(a) for section 87(1)(e) there were substituted—

"(e) in the case of an application for a permit under section 96A, any failure to give notice in accordance with section 96C; or"; and

(b) section 87(1)(f) were omitted.

(5) If a permit is granted under this Division—

(a) the notice under section 36(1) of approval of the amendment to which the permit applies must also specify the places at which any person may inspect the permit; and

(b) the notice under section 38 of approval of the amendment to which the permit applies must specify that the permit has been granted.

96N Who is to be the responsible authority?

Once a permit is granted under this Division, the responsible authority under the planning scheme becomes the responsible authority in respect of the permit.
Division 6—Powers of Minister in relation to applications

97A Definition

In this Division first responsible authority means the responsible authority which has referred an application to the Minister under section 97B or 97C.

97B Call in power

(1) Before a responsible authority makes a decision in respect of an application for a permit in accordance with section 61, the Minister may direct the responsible authority to refer the application to the Minister if it appears to the Minister—

(a) that the application raises a major issue of policy and that the determination of the application may have a substantial effect on the achievement or development of planning objectives; or

(b) that the decision on the application has been unreasonably delayed to the disadvantage of the applicant; or

(c) that the use or development to which the application relates is also required to be considered by the Minister under another Act or regulation and that consideration would be facilitated by the referral of the application to the Minister.
(2) The responsible authority must comply with the direction without delay and must not proceed further with the application.

97C Request by responsible authority

(1) Before a responsible authority makes a decision in respect of an application for a permit in accordance with section 61, the responsible authority may request the Minister to decide the application.

(2) If the Minister agrees to the request, the responsible authority must refer the application to the Minister and must not proceed further with the application.

97D Referral of applications to Minister

(1) The first responsible authority and its officers and employees must comply with any directions of the Minister with respect to—

(a) the provision to the Minister of any document relating to the application; and

(b) the provision to the Minister of assistance with respect to any steps to be taken under this Part with respect to the application.

(2) Division 1 (except sections 59, 61, 63, 64, 65, 66 and 70) applies to any application referred to the Minister under this Division as if—

(a) the Minister were the responsible authority; and

(b) all steps taken under Division 1 by the first responsible authority had been taken by the Minister.
97E Panel

(1) Subject to subsection (5), the Minister—

(a) must refer to a panel appointed under Part 8 any objections and submissions received in respect of an application within 2 weeks after the giving of the last notice required to be given under Division 1 in respect of the application; and

(b) may refer to a panel appointed under Part 8 any late objections and submissions.

(2) The panel must consider the objections and submissions referred to it and give any person who made an objection or submission referred to it a reasonable opportunity to be heard.

(3) The panel may give any other person affected a reasonable opportunity to be heard.

(4) The panel must report its findings to the Minister setting out the panel's recommendations on the application.

(5) The Minister is not required—

(a) to refer submissions to a panel if no objections have been received in respect of the application; or

(b) to refer objections or submissions to a panel if no notice of the application is required to be given under section 52(1) or 57B or the planning scheme and the decision on the application is exempt from sections 64(1), (2) and (3) and 82(1); or
(c) to consider the report of a panel if—

(i) the Minister has not received the panel's report at the end of 3 months from the panel's appointment or 1 month from the date on which the panel completed its hearing, whichever is the earlier; and

(ii) the Minister considers that delay in considering whether to grant the permit may adversely affect the applicant.

(6) The Minister may ask the applicant for the permit or the owner of the land to which the application relates to contribute an amount specified by the Minister to the costs of the panel.

97F Decision of Minister

(1) After considering the report of the panel (if any), the planning scheme and any matters to be considered under section 60, the Minister may—

(a) grant the permit; or

(b) grant the permit subject to conditions; or

(c) refuse to grant the permit on any ground he or she thinks fit.

(2) Once the Minister has decided in favour of an application, the Minister must issue the permit to the applicant.

97G Notice of availability

(1) The Minister must give the applicant a notice in the prescribed form of his or her decision to refuse to grant a permit under this Division.
(2) The notice under subsection (1) must set out the specific grounds on which the application is refused and state whether the grounds were those of the Minister or the referral authority.

(3) The Minister must give the first responsible authority and each referral authority a copy of any permit which he or she decides to grant and a copy of a notice given under subsection (1).

(4) The Minister must give notice of the decision under section 97F to the persons who made objections or submissions in respect of the application.

(5) A notice under subsection (4) may be given by notice published in a newspaper circulating generally in the area to which the relevant planning scheme applies.

(6) The Minister and the first responsible authority must make a copy of every permit issued under section 97F available at their respective offices for inspection by any person during office hours free of charge.

97H Effect of issue of permit

Once a permit is issued under section 97F, the first responsible authority becomes the responsible authority for the administration and enforcement of this Act and the relevant planning scheme in respect of the permit (whether or not the permit is amended) except that the Minister remains the responsible authority in respect of—

(a) any matters which the permit specifies to be done by, approved by or done to the satisfaction of the Minister; and
(c) any extension of time under section 69 in relation to the permit; and
(d) the correction of the permit under section 71(1); and

(f) the amendment of the permit under section 97J.

97I Application for amendment of permit

(1) A person who is entitled to use or develop land in accordance with a permit issued under this Division may apply to the Minister for an amendment to the permit.

(1A) In this section a reference to a permit includes any plans, drawings or other documents approved under a permit.

(2) Sections 97D and 97E (with any necessary changes) apply to an application for an amendment to a permit as if it were an application for a permit referred to the Minister under section 97B or 97C.
**97J Decision on amendment**

After considering the report of a panel (if any), the planning scheme and any matters to be considered under section 60, the Minister may—

(a) amend the permit; or

(b) amend the permit subject to conditions; or

(c) refuse to amend the permit on any ground he or she thinks fit.

**97K Notice of decision**

(1) The Minister must give notice—

(a) of the decision under section 97J to the applicant; and

(b) of the correction of a permit under section 71 or the amendment of a permit under section 97J to the first responsible authority; and

(c) of the amendment of a permit under section 97J to any person who made objections or submissions in respect of the amendment to the permit.

(2) A notice under subsection (1)(c) may be given by notice published in a newspaper circulating generally in the area to which the relevant planning scheme applies.

**97L Register**

The first responsible authority must include in the register kept by that responsible authority under section 49 details of—

(a) any decision made under section 97F of which the responsible authority is notified under section 97G; and
(b) any correction or amendment of which the responsible authority is notified under section 97K.

97M Provisions of Act not to apply

Divisions 2 and 3 of this Part and section 149A do not apply in relation to—

(a) an application referred to the Minister under this Division; or

(b) a permit issued under this Division; or

(c) an amendment of a permit issued under this Division.
PART 4AA—DEVELOPMENT ASSESSMENT COMMITTEES

Division 1—General

97MA Definitions

(1) In this Part—

DAC means a development assessment committee established under section 97MB;

DAC Activity Centre Area means a contiguous area designated in a planning scheme from time to time as a DAC Activity Centre Area;

DAC application, in relation to a DAC, means an application for a permit or an amendment to a permit that the DAC is required to consider and decide under section 97MD;

Relevant Activity Area means the land within a suburb set out in Column 1 of the following Table that falls within the municipal district of the corresponding municipal council set out in Column 2 of the Table—
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</tbody>
</table>
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Column 1 | Column 2
---|---
Suburb | Municipal council
South Yarra | Stonnington City Council
Sunshine | Brimbank City Council
Sydenham | Brimbank City Council
Taylors Lakes | Brimbank City Council
Wantirna South | Knox City Council
Werribee | Wyndham City Council
Windsor | Stonnington City Council

(2) Despite anything to the contrary in this Act—

(a) not more than one DAC Activity Centre Area may be designated in a planning scheme in respect of the following combined Relevant Activity Areas—

(i) Camberwell and Hawthorn East;
(ii) Cheltenham and Highett;
(iii) Prahran, South Yarra and Windsor;
(iv) Sydenham and Taylors Lakes; and

(b) not more than 2 DAC Activity Centre Areas may be designated in a planning scheme in respect of the Preston Relevant Activity Area; and

(c) not more than one DAC Activity Centre Area may be designated in a planning scheme in respect of any other Relevant Activity Area.
Division 2—Establishment and functions of DACs

97MB  Governor in Council may establish development assessment committees

(1) The Governor in Council, on the recommendation of the Minister, may by order published in the Government Gazette, establish one or more development assessment committees.

(2) An order establishing a DAC must specify—

(a) the class or classes of applications for permits to be decided on by the DAC; and

(b) the DAC Activity Centre Area or Areas for which the DAC is established and to which any such class of application applies.

(4) An order under this section takes effect from the day that it is published in the Government Gazette or, if a later day is specified in the order, on that later day.

(5) The Minister must publish on the Department's Internet site—

(a) the name of each DAC established by an order under this section; and

(b) the class or classes of applications for permits to be decided on by that DAC; and

(c) the DAC Activity Centre Area or Areas for which the DAC is established to which any such class of application applies.
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Part 4AA—Development Assessment Committees

**97MC Variation or revocation of order establishing DAC**

(1) The Governor in Council, on the recommendation of the Minister, may by order published in the Government Gazette—

(a) revoke an order under section 97MB; or

(b) vary an order under section 97MB to change—

(i) the class or classes of applications for permits to be decided on by a DAC; and

(ii) the DAC Activity Centre Area or Areas for which the DAC is established and to which any such class of application applies.

(2) An order under this section takes effect from the day that it is published in the Government Gazette or, if a later day is specified in the order, on that later day.

(3) A reference in this Part to an order under section 97MB includes the order as varied from to time under this section.

(4) The Minister must publish on the Department's Internet site the details of any variations to an order made under subsection (1)(b).

**97MCA Referral to Advisory Committee**

(1) Before making a recommendation to the Governor in Council under section 97MB or 97MC, the Minister must refer the matter to an Advisory Committee under section 151 for advice as to the classes of applications for permits that are to be decided on by the DAC.

(2) The Advisory Committee must consult with the following before giving advice to the Minister under this section—
(a) any municipal council for the area or areas for which the DAC is to be established;

(b) the owners and occupiers of land that it believes may be materially affected by the proposal;

(c) any public authority that it believes may be materially affected by the proposal.

97MD Functions of a DAC

(1) The functions of a DAC are to consider and decide under Part 4—

(a) any application for a permit—

(i) that is within the class or classes of applications for permits specified in the order under section 97MB establishing that DAC; and

(ii) that relates to land that is within the DAC Activity Centre Area or Areas specified in that order and to which the application applies; and

(b) any application for an amendment to a permit where—

(i) the decision to grant the permit was made by the DAC and the permit, when amended, will be within a class of permits referred to in paragraph (a); or

(ii) the decision to grant the permit was made by the responsible authority and the permit, once amended, will be within a class of permits referred to in paragraph (a).

(2) Despite subsection (1), a DAC must not decide or continue to decide an application for a permit—

(a) that is required or directed to be referred to the Minister under Division 4 of Part 4; or
(b) to which Division 5 of Part 4 applies; or
(c) that is directed to be referred to the Minister under Division 6 of Part 4.

(3) Sections 59, 60, 61, 62, 73(2), 84(1), 97B and 197 apply in respect of an application for a permit or an amendment to a permit, which the DAC is required under this section to consider and decide, as if a reference to the responsible authority were a reference to that DAC.

97ME  Applications to be considered by a DAC

A DAC must consider every DAC application.

97MF  Powers of a DAC

In deciding a DAC application, the DAC has all the powers that the responsible authority would have had to decide on the application if it were not a DAC application.

97MG  Responsible authority to provide documents and information to DAC

To enable a DAC to decide on a DAC application, the responsible authority must provide the following to each member of the DAC constituted to decide that application—

(a) a copy of the application;
(b) a copy of any comments from a referral authority relating to the application;
(c) a copy of any report of a member of staff of the responsible authority in respect of the application;
(d) any other document or information relating to the application that is relevant to deciding the application;
(e) any other document or information that has been reasonably requested by the DAC to assist it in deciding on the application.

97MH Responsible authority to provide assistance to DAC

To enable a DAC to decide on a DAC application, the responsible authority must provide the DAC with any technical advice, administrative support and any other support reasonably required by the DAC.

97MJ Decision of DAC taken to be decision of responsible authority

(1) A decision or failure to make a decision by a DAC on a DAC application is taken to be a decision or failure to make a decision on that application by the responsible authority.

(2) The responsible authority must ensure that the register of applications kept under section 49 specifies whether a decision on an application for a permit or an amendment to a permit relating to its municipal district has been made by a DAC.

(3) Any reference in Division 1, 1A, 2 or 3 of Part 4 or in sections 98(2), 99(a)(i) or 99(a)(iii) to an application for a permit or an amendment to a permit or a permit or amendment to a permit having been decided in favour of by a responsible authority or having been granted, issued, refused or failed to be granted within the prescribed time by a responsible authority, is taken to include an application for a permit or an amendment to a permit that has been decided on by a DAC or a permit or amendment to a permit that a DAC has decided to grant or refused to grant or has failed to grant within the prescribed time.
Division 3—Membership of DAC

Members

(1) A DAC is to consist of the following members in relation to DAC applications applying to land in a particular municipal district—

(a) a Chairperson nominated by the Minister from the list of persons prepared under subsection (3);

(b) 2 other members nominated by the Minister;

(c) 2 other members, nominated by the municipal council for the municipal district, who must be drawn from a group of 5 persons who are councillors or members of staff of that council and who have been nominated by that council.

(2) The members of the DAC are to be appointed by the Governor in Council.

(3) The Minister must prepare a list of names of persons available for appointment as Chairperson or Alternate Chairperson of a DAC and must consult with the following bodies in respect of that list before making any nomination from that list—

(a) the Municipal Association of Victoria established under the Municipal Association Act 1907;

(b) the Victorian Local Governance Association.
97MLAlternate members

(1) There are to be the following alternate members of a DAC in relation to a DAC application applying to land in a particular municipal district—

(a) an alternate Chairperson nominated by the Minister from the list of persons prepared by the Minister under section 97MK(3);

(b) an alternate member nominated by the Minister for each member of the DAC nominated by the Minister;

(c) 3 other alternate members who are to be the persons forming part of the group of persons referred to in section 97MK(1)(c) who were not appointed as members of the DAC under section 97MK.

(2) Alternate members of a DAC are to be appointed by the Governor in Council.

(3) Subject to section 97MS(d)(ii), a person appointed as an alternate member for a member of a DAC is to act for that member if the member is incapable of performing his or her duties of office or is to be absent for any other reason.

(4) Subject to section 97MS(d)(ii), a municipal council may nominate one of the 3 alternate members of a DAC referred to in subsection (1)(c) to act for a member of that DAC nominated by that council if he or she is incapable of performing his or her duties of office or is to be absent for any other reason.

(5) An alternate member who is nominated to act for a member under subsection (4) is to act for that member.
(6) An alternate member of a DAC while acting for a member has the powers, authority and duties of that member.

97MM Removal, suspension or resignation of members

(1) The Minister may suspend a member or an alternate member of a DAC for up to 3 months if the Minister believes on reasonable grounds that the member has—

(a) breached any requirement in Division 5; or

(b) acted corruptly in performing his or her duties as a member of the DAC.

(2) The Governor in Council may at any time remove a member or an alternate member of a DAC from office.

(3) A member or an alternate member of a DAC may resign by giving a written resignation to the Minister.

97MN Vacancies

(1) The office of a member or an alternate member of a DAC becomes vacant if the member—

(a) becomes insolvent under administration; or

(b) is convicted of an indictable offence or an offence that, if committed in Victoria, would be an indictable offence;

(c) retires, resigns or is removed from office; or

(d) dies or becomes permanently incapable of performing the duties of office.

(2) If there is a vacancy in the office of a member or an alternate member of a DAC, the Governor in Council may appoint a member or an alternate member to fill the vacancy in accordance with section 97MK or 97ML (as the case requires).
Minister to publish details of members

The Minister must publish on the Department's Internet site the following details relating to the members and alternate members of a DAC—

(a) the names of the members and alternate members of the DAC from time to time; and

(b) if the DAC is established in respect of more than one municipal district, the members and alternate members who constitute the DAC in respect of each municipal district.

Conditions of membership

A member or an alternate member of a DAC—

(a) holds office for the period specified in the instrument of appointment, which must be a period of not more than 3 years; and

(b) holds office on the terms and conditions determined by the Minister; and

(c) may be reappointed.

Payment of members

Each member or alternate member of a DAC is entitled to receive any fees and allowances fixed by the Minister in respect of that member, unless the person is employed by or on behalf of the Crown or a municipal council or is a member of a municipal council.

Division 4—Procedure of DAC

General procedures

In deciding on a DAC application, the DAC—

(a) must act according to equity and good conscience without regard to technicalities or legal forms; and

(b) is bound by the rules of natural justice.
97MS Procedures at meetings of a DAC

The following provisions apply to a DAC in deciding on a DAC application—

(a) if either the Chairperson or the alternate Chairperson is for any reason unable to attend a meeting of the DAC, the members present must elect an acting Chairperson for that meeting;

(b) the quorum for a meeting of the DAC is 3 members (including any alternate member acting for a member) of the DAC;

(c) the DAC may act despite a vacancy in its membership as long as there is a quorum;

(d) if a member of the DAC absents himself or herself from the DAC after it has commenced to consider an application—

   (i) the DAC may continue to consider that application; and

   (ii) despite section 97ML, the absent member is not to be replaced by an alternate member during the consideration of that application.

97MT Validity of decisions

An act or decision of a DAC is not invalid by reason only of—

(a) a vacancy in the office of a member or an alternate member of the DAC; or

(b) a defect or irregularity in or in connection with the appointment of a member or an alternate member of the DAC; or

(c) in the case of a person purporting to act as a member or an alternate member of the DAC—
(i) the occasion for the appointment of the person to act had not arisen; or
(ii) there was a defect or irregularity in or in connection with the appointment of the member; or
(iii) the appointment or the occasion for the person to act had ceased.

97MTA Meetings to be open to the public

(1) Unless subsection (2) applies, any meeting of a DAC must be open to members of the public.

(2) A DAC may close a meeting to the public if the meeting is discussing confidential information or legal advice or any other matter that the DAC considers would prejudice the DAC or another person.

(3) If a DAC decides to close a meeting to members of the public, the reason must be recorded in the minutes of the meeting.

(4) A DAC must give public notice of a meeting of the DAC if practicable.

97MU Additional procedures

(1) In addition to the procedures set out in this Division, a DAC must act in accordance with any procedures determined by the Minister and published in the Government Gazette from time to time.

(2) Subject to this Division, a DAC may regulate its own procedures.

97MV Application of section 144

Section 144 applies in respect of a meeting to decide a DAC application as if a reference to the responsible authority were a reference to the DAC.
Division 5—Probity requirements for DAC members

Subdivision 1—General

97MW Definition

In this Division (except in Subdivisions 5 and 6), a member of a DAC includes an alternate member of that DAC when acting for a member of the DAC.

Subdivision 2—Conduct principles

97MX Conduct principles for DAC members

In performing the role of a member of a DAC, a member must—

(a) act with integrity; and

(b) impartially decide DAC applications in accordance with this Act and the relevant planning scheme; and

(c) not improperly seek to confer an advantage or disadvantage on any person; and

(d) avoid conflicts between his or her public duties as a member of the DAC and his or her personal interests and obligations; and

(e) act honestly and avoid statements (whether oral or in writing) or actions that will or are likely to mislead or deceive a person; and

(f) treat all persons with respect and have due regard to the opinions, beliefs, rights and responsibilities of other members of the DAC, employees of a responsible authority providing services to the DAC and other persons; and

(g) endeavour to ensure that public resources are used prudently and solely in the public interest; and
(h) act lawfully; and

(i) support and promote these principles by leadership and example and act in a way that secures and preserves public confidence in the DAC.

Subdivision 3—Misuse of position

97MY Definition

In this Subdivision, *confidential information* means information provided to a member of a DAC—

(a) which was identified as being provided in confidence by the responsible authority or person who provided the information; or

(b) which the DAC has identified as being confidential.

97MZ Misuse of position

(1) A person who is, or has been, a member of a DAC must not misuse his or her position or former position—

(a) to gain or attempt to gain, directly or indirectly, an advantage for themselves or for any other person; or

(b) to cause, or attempt to cause, detriment to the DAC or to a responsible authority.

Penalty: 100 penalty units.

(2) For the purposes of this section, circumstances involving the misuse of a position or former position by a person who is, or has been, a member of a DAC include—

(a) making improper use of information acquired as a result of being a member of the DAC; or
(b) disclosing information that is confidential information; or

(c) seeking to improperly influence a person who has a duty or is engaged to provide advice, a report or other services, including administrative services, to the DAC; or

(d) attempting to exercise a power or function that he or she is not authorised to exercise; or

(e) using public funds improperly or in an unauthorised manner.

(3) This section—

(a) has effect in addition to, and not in derogation from, any Act or law relating to the criminal or civil liability of a member of a DAC; and

(b) does not prevent the institution of any criminal or civil proceedings in respect of that liability.

Subdivision 4—Conflict of interests

97MZA Disclosure of conflicts of interest by DAC members

(1) If a member of a DAC has a conflict of interest within the meaning of section 97MZC relating to DAC application, the member must without delay advise the Secretary of that conflict and take no part in deciding on the application.

(2) A member of a DAC who, without reasonable excuse, fails to comply with this section is guilty of an offence and liable to a penalty of not more than 100 penalty units.
97MZB  Persons to disclose interests when providing advice or report

(1) This section applies to members of staff of a responsible authority and other persons who have a duty or are engaged to provide advice or a report to a DAC.

(2) A person, who is providing advice or a report to a meeting of a DAC or otherwise to a DAC and who has a direct interest or an indirect interest (within the meaning of this Subdivision) in a matter to which the advice or report relates, must not, without reasonable excuse, fail to disclose the type of interest when providing the advice or report to the DAC.

Penalty: 50 penalty units.

(3) A disclosure made by a person under subsection (2) must be recorded in the minutes of any relevant meeting of the DAC.

(4) A person who has made a disclosure under subsection (2) must disclose the nature of the interest if required to make that disclosure by the DAC.

97MZC  Conflict of interest

(1) In this Subdivision, a person has a conflict of interest in respect of a matter if the person has a direct interest or indirect interest in the matter.

(2) A person has a direct interest in a matter if the person has an interest of a kind described in section 97MZD.

(3) A person has an indirect interest in a matter if the person has—

(a) a close association as specified in section 97MZE; or
(b) an indirect financial interest as specified in section 97MZF; or
(c) a conflicting duty as specified in section 97MZG; or
(d) received an applicable gift as specified in section 97MZH; or
(e) become an interested party as specified in section 97MZI.

(4) A person does not have a conflict of interest in a matter if the direct interest or indirect interest of the person is so remote or insignificant that the direct interest or indirect interest could not reasonably be regarded as capable of influencing any actions or decisions of the person in relation to the matter.

97MZD  Direct interest

(1) A person has a direct interest in a matter if there is a reasonable likelihood that the benefits, obligations, opportunities or circumstances of the person would be directly altered if the matter is decided in a particular way.

(2) Without limiting subsection (1), a person has a direct interest in a matter if—

(a) there is a reasonable likelihood that the person will receive a direct benefit or loss that can be measured in financial terms if the matter is decided in a particular way; or

(b) there is a reasonable likelihood that the residential amenity of the person will be directly affected if the matter is decided in a particular way.
97MZE  Indirect interest by close association

(1) In this section—

daughter of a person means a biological daughter, stepdaughter, adopted daughter, or female child for whom the person has custodial responsibilities;

direct relative of a person means the spouse, domestic partner, son, daughter, mother, father, brother or sister of the person;

domestic partner of a person means—

(a) a person who is in a registered relationship with the person; or

(b) an adult person to whom the person is not married but with whom the person is in a relationship as a couple where one or each of them provides personal or financial commitment and support of a domestic nature for the material benefit of the other, irrespective of their genders and whether or not they are living under the same roof, but does not include a person who provides domestic support and personal care to the person—

(i) for fee or reward; or

(ii) on behalf of another person or an organisation (including a government or government agency, a body corporate or a charitable or benevolent organisation);

family member of a person means—

(a) a spouse or domestic partner of the person; or
(b) a son, daughter, mother, father, brother or sister that regularly resides with the person;

relative of a person means—

(a) a direct relative of the person;

(b) a direct relative of a person who is the direct relative of the person;

son of a person means a biological son, stepson, adopted son or male child for whom the person has custodial responsibilities.

(2) A person has an indirect interest by close association in a matter if—

(a) a family member of the person has a direct interest or an indirect interest in a matter; or

(b) a relative of the person has a direct interest in a matter; or

(c) a member of the person's household has a direct interest in a matter.

(3) For the purposes of the definition of domestic partner in subsection (1)—

(a) registered relationship has the same meaning as in the Relationships Act 2008; and

(b) in determining whether persons who are not in a registered relationship are domestic partners of each other, all the circumstances of their relationship are to be taken into account, including any one or more of the matters referred to in section 35(2) of the Relationships Act 2008 as may be relevant in a particular case; and

(c) a person is not a domestic partner of another person only because they are co-tenants.
97MZF Indirect interest that is an indirect financial interest

(1) A person has an indirect financial interest in a matter if the person is likely to receive a benefit or incur a loss, measurable in monetary terms, as a consequence of a benefit received or loss incurred by another person who has a direct or indirect interest in the matter.

(2) Without limiting subsection (1), a person has an indirect financial interest that is a conflict of interest if—

(a) the person has a beneficial interest in shares of a company or other body that has a direct interest in the matter, except in the circumstances specified in subsection (3);

(b) the person is owed money from another person and that other person has a direct interest in the matter.

(3) If a person, and family members of the person, hold shares in a company or body that has a direct or indirect interest in a matter with a combined total value that does not exceed $10,000 and the total value of issued shares of the company or body exceeds $10 million, the person's indirect financial interest is not a conflict of interest.

(4) Subsection (2)(b) does not apply if the other person is an authorised deposit-taking institution.

(5) For the purposes of determining the value of shares under this section, the share value is to be taken from—

(a) the close of business on the most recent of 30 June or 31 December; or

(b) if the person has submitted an ordinary return to the Secretary (within the meaning of Subdivision 5) since the most recent of
30 June or 31 December, the close of business on the date the return was submitted.

97MZG Indirect interest because of conflicting duties

(1) A person has an indirect interest in a matter because of a conflicting duty if the person—

(a) is a manager or a member of a governing body of a company or body that has a direct interest in a matter;

(b) is a partner, consultant, contractor, agent or employee of a person, company or body that has a direct interest in a matter;

(c) is a trustee for a person who has a direct interest in a matter.

(2) A person has an indirect interest in a matter because of a conflicting duty if the person held a position or role specified in subsection (1) and, in that position or role, dealt with the matter.

(3) A person does not have an indirect interest because of a conflicting duty—

(a) by virtue of the fact that the person is an employee in the service of the Crown or of a body established by or under any Act for a public purpose, if the person has no current or expected responsibilities as that employee in relation to a matter; or

(b) by virtue of the fact that the person holds a position in a not-for-profit organisation for which the person receives no remuneration and the person was appointed or nominated to that position by a municipal council; or

(c) by virtue of the fact that the person is the Mayor or Chief Executive Officer of a municipal council or a councillor or member of staff of that council;
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(d) if the person holds a position that has been declared for the purposes of this section by the Minister in an order published in the Government Gazette.

97MZH Indirect interest because of receipt of an applicable gift

(1) In this section, applicable gift means one or more gifts with a total value of $200 or more, received from a person or persons specified in subsection (2), in the 5 years preceding the decision or the exercise of the power, duty or function relating to the matter.

(2) A person has an indirect interest in a matter if the person has received an applicable gift, directly or indirectly, from—

(a) a person who has a direct interest in the matter; or

(b) a director, contractor, consultant, agent or employee of a person, company or body that the person knows has a direct interest in a matter; or

(c) a person who gives the applicable gift to the person on behalf of a person, company or body that has a direct interest in the matter.

97MZI Indirect interest as a consequence of becoming an interested party

A person has an indirect interest in a matter if the person has become an interested party in the matter by initiating civil proceedings or a proceeding in the Tribunal in relation to the matter or becoming a party to civil proceedings or a proceeding in the Tribunal in relation to the matter.
Subdivision 5—Returns of interests of DAC members

97MZJ Application of Subdivision

This Subdivision does not apply to any member or alternate member of a DAC who is required to submit returns under section 81 of the Local Government Act 1989.

97MZK Definition

In this Subdivision return period, in relation to the ordinary return of a member or an alternate member of a DAC, means—

(a) if the last return of the member was a primary return, the period between the date of the primary return and the date the ordinary return is submitted; or

(b) if the last return of the member was an ordinary return, the period between the date of that return and the date the current ordinary return is submitted.

97MZL DAC members to submit primary returns

(1) Each member and alternate member of a DAC must submit a primary return in accordance with subsection (2) to the Secretary within 30 days after his or her appointment, unless that member is reappointed after completion of his or her term of office.

(2) A member or an alternate member of a DAC must disclose the following information in the primary return as at the date of the primary return—

(a) the name of any company or other body in which he or she holds any office whether as a director or otherwise;

(b) the name or description of any company or body in which he or she holds a beneficial interest unless the total value of the interest
does not exceed $10 000 and the total value of issued shares of the company or body exceeds $10 million;

(c) the address or description of any land in an area of Victoria for which the DAC is established, or of any adjoining land, in which he or she has any beneficial interest other than by way of security for any debt;

(d) a concise description of any trust in which he or she holds a beneficial interest or of which he or she is a trustee and a member of his or her family holds a beneficial interest;

(e) any other substantial interest whether of a pecuniary nature or not of him or her or of a member of his or her family of which he or she is aware and which he or she considers might appear to raise a material conflict between his or her private interest and his or her public duty as a member or alternate member of a DAC.

97MZM DAC members to submit ordinary returns

(1) Each member and alternate member of a DAC must submit an ordinary return in accordance with subsection (2) to the Secretary within 30 days after the anniversary of his or her appointment each year.

(2) A member or an alternate member of a DAC must disclose in an ordinary return the following information in relation to the return period—

(a) if he or she has held an office whether as director or otherwise in any company or body, corporate or unincorporate—the name of the company or body;
(b) the name or description of any company or body in which he or she holds or has held a beneficial interest unless the total value of the interest does or did not exceed $10 000 and the total value of issued shares of the company or body exceeds $10 million;

(c) the address or description of any land in any area of Victoria for which the DAC is established, or of any adjoining land, in which he or she has any beneficial interest other than by way of security for any debt;

(d) a concise description of any trust in which he or she held a beneficial interest or of which he or she is a trustee and a member of his or her family held a beneficial interest;

(e) particulars of any gift of or above the amount or value of $200 received by him or her, either directly or indirectly, from a person other than a relative (within the meaning of section 97MZE) of him or her;

(f) any other substantial interest, whether of a pecuniary nature or not, of him or her or of a member of his or her family of which he or she is aware and which he or she considers might appear to raise a material conflict between his or her private interest and his or her public duty as a member or alternate member of a DAC.

**Subdivision 6—Register of interests of DAC members**

**97MZN Secretary to maintain register**

The Secretary must maintain a register of the interests of each member and alternate member of a DAC consisting of the last 3 returns that those members were required to submit under Subdivision 5.
97MZO Inspection of register

(1) The Secretary must allow a person to inspect the register if that person has previously made written application to the Secretary to do so and the application meets the requirements of the regulations (if any).

(2) The register may be inspected at the offices of the Department during normal office hours.

(3) The Secretary must take all reasonable steps to ensure that no person, other than a person who has made an application in accordance with this section, has access to or is permitted to inspect the register or any return.

(4) The Secretary must maintain a record of the names of persons who have inspected the register of interests under subsection (2).

97MZP Member may inspect records

A member or an alternate member of a DAC whose interests are recorded in the register may inspect the record kept under section 97MZO(4) of names of persons who have inspected his or her personal records.

97MZQ Persons not to publish information from register

A person must not publish any information derived from the register unless that information is a fair and accurate summary or copy of the information derived from the register.

Penalty: 20 penalty units.
Department employees must not divulge or use information

A person employed by the Department must not, whether before or after he or she ceases to be so employed—

(a) make a record of, divulge or communicate to any person any information in relation to a matter dealt with under Subdivision 5 or this Subdivision that is gained by or conveyed to him or her during his or her employment with the Department; or

(b) make use of that information—

for any purpose other than the discharge of his or her official duties under Subdivision 5 or this Subdivision.

Penalty: 50 penalty units.

Removal of returns from register

As soon as practicable after a person ceases to be a member or an alternate member of a DAC, the Secretary must remove all the returns submitted by that person from the register.

Retention of returns of ceased members

The Secretary must—

(a) retain the returns of a member or an alternate member of a DAC for a period of 3 years after the person has ceased to be such a member; and

(b) at the end of that period, cause the returns to be destroyed.
PART 4A—CERTIFICATES OF COMPLIANCE

97N Application for certificate

(1) Any person may apply to the responsible authority for—

(a) a certificate stating that an existing use or development of land complies with the requirements of the planning scheme at the date of the certificate; or

(b) a certificate stating that a proposed use or development (or part of a use or development) of land would comply with the requirements of the planning scheme at the date of the certificate.

(2) The application must be accompanied by the prescribed fee.

97O Certificate of compliance

(1) The responsible authority must consider the application and must—

(a) issue to the applicant a certificate of compliance in accordance with section 97N(1)(a) or (b); or

(b) refuse to issue the certificate on a ground set out in subsection (4) or (5).

(2) A certificate of compliance must be in the prescribed form and contain the prescribed information.
(3) The responsible authority may specify in a certificate referred to in section 97N(1)(b) any part of the use or development which would require a permit or is prohibited under the planning scheme at the date of the certificate.

(4) The responsible authority must refuse to issue a certificate applied for under section 97N(1)(a) if the use or development or any part of the use or development would require a permit or is prohibited under the planning scheme.

(5) The responsible authority must refuse to issue a certificate applied for under section 97N(1)(b) if the whole of the use or development would require a permit or is prohibited under the planning scheme.

97P Appeal against failure or refusal to issue certificate

(1) An applicant for a certificate may apply to the Tribunal for review of—

(a) a decision by the responsible authority to refuse to issue a certificate of compliance; or

(b) the failure of the responsible authority to issue the certificate within the prescribed time.

(2) After hearing an application, the Tribunal may—

(a) direct that a certificate must not be issued; or

(b) direct the responsible authority to issue the certificate.

(3) The responsible authority must comply with the directions of the Tribunal.
97Q Cancellation or amendment of certificate

(1) Any person may request the Tribunal to cancel or amend a certificate of compliance issued under this Part if the person believes that the person has been adversely affected by a material mis-statement or concealment of fact in relation to the application for the certificate or a material mistake in relation to the issue of the certificate.

(2) The Tribunal must give the following persons the opportunity to be heard at the hearing of any request—

(a) the responsible authority;
(b) the owner and occupier of the land concerned;
(c) the person who made the request;
(d) the Minister.

(3) After hearing a request, the Tribunal may direct the responsible authority to cancel or amend the certificate and to take any action required in relation to the certificate, if it is satisfied that—

(a) there has been a material mis-statement or concealment of fact in relation to the application for the certificate or a material mistake in relation to the issue of the certificate; and
(b) the person who made the request was substantially disadvantaged by the mis-statement, concealment or mistake; and
(c) it would be just and fair in the circumstances to do so.
(4) The responsible authority must comply with the directions of the Tribunal.

(5) Sections 88, 89(2) and (3), 92, 93 and 94 (with any necessary changes) apply to a request and direction under this section as if any reference in those sections to a permit were a reference to a certificate of compliance under this Part.

97R Register

The responsible authority must include in the register kept under section 49 details of—

(a) all applications for certificates under this Part; and

(b) all decisions and determinations relating to those certificates.
PART 5—COMPENSATION

98AA Definitions

In this Part—

*occupier* does not include a committee of management;

*owner* does not include an owner within the meaning of paragraph (c) or (d) of the definition of *owner* in section 3.

98 Right to compensation

(1) The owner or occupier of any land may claim compensation from the planning authority for financial loss suffered as the natural, direct and reasonable consequence of—

(a) the land being reserved for a public purpose under a planning scheme; or

(b) the land being shown as reserved for a public purpose in a proposed amendment to a planning scheme of which notice has been published in the Government Gazette under section 19; or

(c) a declaration of the Minister under section 113 that the land is proposed to be reserved for a public purpose; or

(d) access to the land being restricted by the closure of a road by a planning scheme.

(2) The owner or occupier of any land may claim compensation from a responsible authority for financial loss suffered as the natural, direct and reasonable consequence of a refusal by the responsible authority to grant a permit to use or develop the land on the ground that the land is or will be needed for a public purpose.
(3) A person cannot claim compensation under subsection (1) if—

(a) the planning authority has purchased or compulsorily acquired the land or part of the land; or

(b) a condition on the permit provides that compensation is not payable.

(4) The responsible authority must inform any person who asks it to do so of the person or body from whom the first-mentioned person may claim compensation under this Part.

99 When does the right to compensation arise?

A right to compensation and the liability of a planning authority or responsible authority to pay compensation arises—

(a) under section 98(1)(a), (b) or (c) after—

(i) the responsible authority has refused to grant a permit for the use or development of the land on the ground that it is or may be required for a public purpose; or

(ii) the Tribunal directs that a permit must not be granted on the ground that the land is or may be required for a public purpose; or

(iii) the responsible authority—

(A) fails to grant a permit within the period prescribed for the purposes of section 79; or
(B) grants a permit subject to any condition which is not acceptable to the applicant—

and the Tribunal disallows any application for review of the failure or condition on the ground that the land is or may be required for a public purpose; or

(b) under section 98(1)(a), (b) or (c), on the sale of the land concerned under section 106; or

(c) under section 98(1)(d), on the coming into operation of the relevant provision of the planning scheme; or

(d) under section 98(2), on the refusal of the permit.

100 Increased compensation for effect on residence

(1) The amount of compensation payable under section 98 in respect of a residence may be increased by an amount which is reasonable to compensate the claimant for any intangible and non-financial disadvantages arising from the circumstances which gave rise to the claim under section 98.

(2) The amount paid under this section must not exceed 10% of the amount of compensation which would have been payable except for this section.

(3) All relevant circumstances must be taken into account in assessing the amount payable under this section including—

(a) the interest of the claimant in the residence;
(b) the length of time during which the claimant has occupied the residence;
(c) the age of the claimant;
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(d) the number, age and circumstances of any other people living with the claimant;
(e) the amount of compensation payable arising from a sale of the residence compared with the value of the land at the date of the sale.

101 Claim for expenses
If compensation is payable under section 98, the owner or occupier of any land may also claim from the planning authority or responsible authority any legal, valuation or other expenses reasonably incurred in preparing and submitting the claim.

102 What if compensation has been previously paid?
In determining the compensation to be paid under this Part, regard must be had to any amount already paid or payable in respect of the land by way of compensation under—
(a) this Part, or any corresponding previous enactment; and
(b) any other Part of this Act or any other Act.

103 Small claims
A planning authority or responsible authority may reject a claim for compensation under this Part if the financial loss is less than the greater of—
(a) $500 or any greater amount prescribed by the regulations; or
(b) 0-1% of the value that the land would have had if the land had not been affected by any circumstance set out in section 98(1) or (2) or 107.
104 Maximum amount of compensation payable

The compensation payable for financial loss under section 98 must not exceed the difference between—

(a) the value of the land at the date on which the liability to pay compensation first arose; and

(b) the value that the land would have had at the date if the land had not been affected by any circumstance set out in section 98(1) or (2) or 107.

104A Actual zoning of land may be considered in determining compensation

(1) In assessing compensation under this Part for the financial loss suffered by the owner or occupier of land, if—

(a) the land is reserved or is proposed to be reserved for a public purpose; and

(b) the reservation or proposed reservation forms or will form the boundary of a zone in a planning scheme or an amendment to a planning scheme; and

(c) the decision to impose the zoning boundary was not related to the purpose for which the land is or is proposed to be reserved—

regard may be had to the actual zoning of the land as at the date when the liability to pay compensation first arose and, where relevant, to the actual zoning boundary at that date.

(2) Nothing in this section applies in relation to a right to compensation or a liability to pay compensation arising under this Part before the commencement of section 60 of the Road Legislation (Projects and Road Safety) Act 2006 and this Part continues to apply to the
determination of that compensation as if section 60 of that Act had not been enacted.

105 **Land Acquisition and Compensation Act 1986 to apply**

Parts 10 and 11 and section 37 of the *Land Acquisition and Compensation Act 1986*, with any necessary changes, apply to the determination of compensation under this Part as if the claim were a claim under section 37 of that Act.

106 **Loss on sale**

(1) The owner of land may claim compensation under section 98 after the sale of the land if—

(a) the owner of the land sold it at a lower price than the owner might reasonably have expected to get if the land or part of the land had not been reserved or proposed to be reserved; and

(b) before selling the land, the owner gave the planning authority not less than 60 days notice in writing of the owner's intention to sell the land.

(2) The owner is not required to give notice under subsection (1)(b) if—

(a) the owner and the planning authority have agreed that the owner does not have to give notice; or

(b) before or after the sale, the Minister exempts the owner from giving notice on the ground that the requirement to give notice would cause hardship to the owner.
107 Compensation for removal or lapsing of reservation

(1) The owner of land may claim compensation from the planning authority for any financial loss suffered as the natural, direct and reasonable consequence of—

(a) the amendment of a planning scheme to remove any reservation over the land; or
(b) the lapsing of an amendment which proposed to reserve the land for public purposes; or
(c) the cancellation of a declaration under section 113 affecting the land.

(2) A claim for compensation under this section must be made within two years after the removal of the reservation or the cancellation of the declaration or the lapsing of the amendment.

(3) The time within which a claim must be made may be extended—

(a) by the Minister after consultation with the Minister administering the Land Acquisition and Compensation Act 1986; or
(b) by agreement between the claimant and the planning authority.

108 Persons who are not eligible to claim compensation

(1) A person does not have a claim for compensation in respect of any land if that person was not the owner or occupier of the land at the time the right to claim compensation arose.

(2) A person does not have a claim for compensation in respect of the sale of land which the person acquired after—
(a) notice is published in the Government Gazette under section 19 of a proposed planning scheme or amendment to a planning scheme which shows the land as being reserved for a public purpose; or

(b) the approval of a planning scheme or amendment reserving the land for public purposes; or

(c) a declaration under section 113 that the land is proposed to be reserved for public purposes—

unless a subsequent amendment to the planning scheme provides or proposes more stringent planning controls over the use or development of the land.

109 When is compensation payable by other authorities?

(1) A Minister or public authority is liable to pay any compensation payable under this Part which arises from the reservation or proposed reservation of land for public purposes if the Minister or public authority had asked—

(a) the planning authority in writing to prepare a planning scheme or amendment to reserve the land for a public purpose; or

(b) the Minister in writing to declare the land to be proposed to be reserved for a public purpose.

(2) A referral authority is liable to pay compensation under this Part which arises from a refusal to grant a permit if the responsible authority refused to grant the permit because the referral authority objected.

(3) The claimant must claim the compensation from the Minister, the public authority or the referral authority instead of the planning authority.
Paragraph 4
Despite anything to the contrary in any Act, a public authority may pay out of its funds any amount it is required to pay because of this section.

Paragraph 5
Any land which was reserved under the Melbourne Metropolitan Planning Scheme before the commencement of section 21(2) of the Town and Country Planning (Transfer of Functions) Act 1985 for the purposes of the Melbourne and Metropolitan Board of Works (except planning purposes) is to be treated under this section as having been reserved at the request of the Melbourne and Metropolitan Board of Works.

Paragraph 6
The Governor in Council may determine any question arising under subsection (5) as to whether any land had been reserved for planning purposes or for other purposes of the Board of Works.

Section 110
Compensation paid to be noted on title

Paragraph 1
Any person who has paid compensation under this Act or a corresponding previous enactment to the owner or occupier of any land and who has not already done so under that enactment must lodge a statement with the Registrar of Titles without delay.

Paragraph 2
The statement must in the prescribed manner—

(a) describe the land for which the compensation was paid; and

(b) give the prescribed particulars of the compensation.

Paragraph 3
On receiving a statement, the Registrar of Titles must make any recordings in the Register which are necessary to bring the statement to the notice of anyone searching the Register.
(4) At the request of any person who lodged a
statement under subsection (1) or a corresponding
previous enactment, the Registrar of Titles must
delete from the Register a recording made under
subsection (3).

111 Recovery of compensation previously paid

(1) Any person who has paid compensation under this
Part in respect of land as a result of a reservation
or proposed reservation may recover the amount
of compensation which is set out in a statement
lodged under section 110(1) in respect of the land
from the present owner of the land if—

(a) the planning scheme is amended to remove
the reservation; or

(b) the amendment which proposed to reserve
the land lapses; or

(c) the declaration under section 113 is
cancelled.

(2) The owner must pay the amount—

(a) on getting a demand in writing; or

(b) within any further period—

(i) agreed with the person entitled to
demand payment; or

(ii) which the Minister allows under
subsection (3).

(3) The Minister administering the **Land Acquisition
and Compensation Act 1986** may allow the
amount owing to be paid—

(a) by a day later than the demand; or

(b) on the sale or transfer of the land—

if the Minister thinks that it would cause hardship
to the owner to pay the amount on demand.
(4) Any compensation which is repayable to any person under this section is a charge on the land.

### 112 Reimbursement of compensation paid

1. If—
   a. any person has lodged a statement under section 110(1); and
   b. another person acquires the land or part of the land in respect of which the statement was lodged—
   the second person must pay to the first person an amount equal to—
   c. the compensation set out in the statement; or
   d. if only part of the land is acquired, the proportion of the compensation which is attributable to that part.

2. Despite anything to the contrary in any Act, a public authority or municipal council may pay out of its funds any amount which it is required to pay under this section.

### 113 Declaration of proposed reservation

The Minister administering the **Land Acquisition and Compensation Act 1986** may declare land to be proposed to be reserved for public purposes if the Minister—

a. is satisfied that the value of the land may be substantially affected by a proposal to reserve or which could lead to the reservation of land for public purposes; and

b. considers that it is appropriate that the land should be so declared.
PART 6—ENFORCEMENT AND LEGAL PROCEEDINGS

Division 1—Enforcement orders

114 Application for enforcement order

(1) A responsible authority or any person may apply to the Tribunal for an enforcement order against any person specified in subsection (3) if a use or development of land contravenes or has contravened, or, unless prevented by the enforcement order, will contravene this Act, a planning scheme, a condition of a permit or an agreement under section 173.

(3) An enforcement order may be made against one or more of the following persons—

(a) the owner of the land;
(b) the occupier of the land;
(c) any other person who has an interest in the land;
(d) any other person by whom or on whose behalf the use or development was, is being, or is to be carried out.
115 Notice of application

The following persons are entitled to notice of an application for an enforcement order—

(a) the responsible authority if it is not the applicant;
(b) any person against whom the enforcement order is sought;
(c) the owner of the land;
(d) the occupier of the land;
(e) any other person whom the Tribunal considers may be adversely affected by the enforcement order.

S. 115(1) substituted by No. 52/1998 s. 188(2).

S. 115(2) amended by No. 86/1989 s. 25(m), repealed by No. 52/1998 s. 188(3).


S. 115(4) inserted by No. 62/1991 s. 35(4), repealed by No. 52/1998 s. 188(3).

S. 115(5) inserted by No. 62/1991 s. 35(4), repealed by No. 52/1998 s. 188(3).
116 Determination of Tribunal where no objections

If the Tribunal receives no objections to an application within the period specified in the notice, the Tribunal may—

(a) make any enforcement order it thinks fit in accordance with section 119 in respect of the land; or

(b) reject the application.

117 Determination of Tribunal where objections are received

(1) If the Tribunal receives an objection to the application within the period specified in the notice, the Tribunal must give the following persons a reasonable opportunity to be heard or to make written submissions in respect of the application—

(a) the responsible authority;

(b) any person against whom the enforcement order is sought;

(c) the owner of the land;

(d) the occupier of the land;

(e) the applicant for the enforcement order;

(f) any other person whom it considers may be adversely affected by the enforcement order;

(g) any person whom it considers has been or may be adversely affected by the contravention.

(2) After hearing any person under subsection (1) and considering any written submissions made under that subsection, the Tribunal may—
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(a) make any enforcement order it thinks fit in accordance with section 119 in respect of the land; or

(b) reject the application.

119 What can an enforcement order provide for?

An enforcement order made by the Tribunal—

(a) must specify—

(i) the use or development which contravenes or has contravened or will contravene this Act or the planning scheme, permit condition or agreement; and

(ii) any other prescribed information; and

(b) may direct any person against whom it is made to do any one or more of the following—

(i) to stop the use or development within a specified period; or

(ii) not to start the use or development; or

(iii) to maintain a building in accordance with the order; or

(iv) to do specified things within a specified period—

(A) to restore the land as nearly as practicable to its condition immediately before the use or development started or to any
condition specified in the order or to any other condition to the satisfaction of the responsible authority, a Minister, public authority, municipal council, referral authority or other person or body specified in the Order; or

(B) to otherwise ensure compliance with this Act, or the planning scheme, permit condition or agreement under section 173.

120 Interim enforcement orders

(1) Any responsible authority or person who has applied under section 114 for an enforcement order may apply to the Tribunal in an urgent case for an interim enforcement order against any person or persons in relation to whom the application under section 114 was made.

(2) The Tribunal may consider an application under this section without notice to any person.

(3) Before making an interim enforcement order, the Tribunal must consider—

(a) what the effect of not making the interim enforcement order would be; and

(b) whether the applicant should give any undertaking as to damages; and

(c) whether it should hear any other person before the interim enforcement order is made.

(4) After complying with subsection (3), the Tribunal may make an interim enforcement order directing any person against whom the order is made—

(a) to stop the use or development immediately or within the period specified in the order; or
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(b) not to start the use or development; or
(c) to do specified things to ensure compliance with this Act or a planning scheme, permit condition or agreement under section 173.

(6) An interim enforcement order does not have any operation after the earlier of—
(a) the date or the happening of an event specified in the order; or
(b) the determination of the application under section 114.

(9) If an application for an interim enforcement order was made without notice to any person, the Tribunal must give any person affected by the interim enforcement order a reasonable opportunity to be heard by it with respect to the interim enforcement order within seven days after making the order.

(10) After hearing any person under subsection (9) the Tribunal may continue, amend, or cancel the interim enforcement order.
121 Cancellation of enforcement order or interim enforcement order

The Tribunal may cancel or amend any enforcement order or interim enforcement order.

122 Offences

(5) In any proceedings for a contravention of an enforcement order or interim enforcement order, it is not relevant whether or not the use or development affected by the order contravened or may have contravened this Act, a planning scheme, a permit condition or an agreement under section 173.

123 Responsible authority may carry out work

(1) The responsible authority, or, with the consent of the Tribunal, any other person may—

(a) carry out any work which an enforcement order or interim enforcement order required to be carried out and which was not carried out within the period specified in the order; and

(b) recover the costs of the work from the person in default in any court of competent jurisdiction as a debt.
(2) The responsible authority or other person carrying out any work under subsection (1) may sell any building, equipment or other materials salvaged in carrying out that work if the authority or person is satisfied that the building equipment or materials is or are the property of the land owner or the person against whom the order is made and apply the proceeds of the sale toward payment of the expenses incurred in carrying out the work.

(3) Subsection (2) does not authorise the sale of Crown property including Crown land.

124 Orders to bind future owners and occupiers

Any enforcement order or interim enforcement order served on an owner or occupier of land is binding on every subsequent owner or occupier to the same extent as if the order had been served on that subsequent owner or occupier.

125 Injunctions

Whether or not proceedings are instituted for an offence against this Act, a responsible authority or any other person may apply to any court of competent jurisdiction for an injunction restraining any person from contravening an enforcement order or interim enforcement order.

Division 2—Offences and penalties

126 Offence to contravene scheme, permit or agreement

(1) Any person who uses or develops land in contravention of or fails to comply with a planning scheme, or a permit, or an agreement under section 173 is guilty of an offence.
(2) The owner of any land is guilty of an offence if—

(a) the land is used or developed in contravention of a planning scheme, a permit or an agreement under section 173; or

(b) there is any failure to comply with any planning scheme, permit or agreement under section 173 applying to the land.

(3) The occupier of any land, is guilty of an offence if—

(a) the land is used or developed in contravention of a planning scheme, a permit or an agreement under section 173; or

(b) there is any failure to comply with any planning scheme, permit or agreement under section 173 applying to the land.

(4) This section does not apply to the owner of Crown land.

127 General penalties

Any person who is guilty of an offence against this Act for which a penalty is not expressly provided is liable to—

(a) a penalty of not more than 1200 penalty units; and

(b) if the contravention or failure is of a continuing nature, a further penalty of not more than 60 penalty units for each day during which the contravention or failure continues after conviction.
128 Offences by corporations

(1) If a person charged with an offence against this Act is a body corporate, any person who is concerned or takes part in the management of that body corporate may be charged with the same offence.

(2) If a body corporate is convicted of an offence against this Act, a person charged under this section with the same offence may also be convicted of the offence and is liable to the penalty for that offence unless that person proves that the act or omission constituting the offence took place without that person's knowledge or consent.

129 Penalties to be paid to prosecuting authority

If an offence against this Act has been prosecuted by a responsible authority, all penalties recovered in relation to the offence must be paid to it.

130 Planning infringements

(1) An authorised officer of a responsible authority may serve a planning infringement notice on any person, if the authorised officer has reason to believe that the person has committed an offence against section 126 in an area for which the authority is responsible.

(2) An offence referred to in subsection (1) for which an infringement notice may be served is an infringement offence within the meaning of the Infringements Act 2006.

(2A) In addition to the details required under section 13 of the Infringements Act 2006, the details of the additional steps (if any) required to expiate the offence must be included in an infringement notice served under subsection (1).
(3) The penalty for the purposes of this section for an offence against section 126 is—
   (a) in the case of a natural person, 5 penalty units; and
   (b) in the case of a body corporate, 10 penalty units.

(4) Additional steps required to expiate an offence may include, but are not limited to, the following—
   (a) stopping the development or use of land that constituted the offence;
   (b) modifying the development or use of land that constituted the offence;
   (c) removing the development that constituted the offence;
   (d) acting to prevent or minimise any adverse impact of the development or use of land that constituted the offence;
   (e) entering into an agreement under section 173;
   (f) doing or omitting to do anything in order to remedy a contravention of a planning scheme, permit or agreement under section 173.

(5) If a planning infringement notice requires additional steps to be taken to expiate an offence and, before the end of the remedy period set out in the notice or, if the responsible authority allows, at any time before the service of a summons in respect of the offence, the person served with the notice informs the responsible authority that those steps have been taken, an authorised officer of the authority must, without delay, find out whether or not those steps have been taken, and serve on the
person a notice stating whether or not those steps have been taken.

(6) A statement in a notice under subsection (5) that additional steps have been taken is for all purposes conclusive proof of that fact.

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Division 3—Powers of entry

133 Powers of entry

The following persons are authorised to enter any land at any reasonable time to carry out and enforce this Act, the regulations, a planning scheme, a permit condition, an enforcement order or an agreement under section 173 or, if the person has a reasonable suspicion, to find out whether any of them has been or is being contravened—

(a) any authorised officer of the Department;
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134 What must be done before entry?

(1) Before entering any land an authorised person must—

(a) get the consent of the occupier; or
(b) give two clear days' notice to any occupier; or
(c) obtain a warrant in accordance with this section.

(2) An authorised person may apply to the Magistrates' Court for a warrant to enter land.

(3) The warrant is to be directed to an authorised person named in the warrant and authorises that person to enter the land named or described in the warrant without notice to the occupier, and to do the things authorised to be done by sections 133 and 135.

(4) The provisions of the Magistrates' Court Act 1989 relating to application for, and issue and execution of, search warrants apply with any necessary modifications to warrants under this section.

135 Powers of authorised persons who enter land

On entering any land, an authorised person may take any action that is necessary to find out if any person has contravened the Act, the regulations, a planning scheme, a permit condition, an enforcement order or an agreement under section 173 including—

(a) taking photographs or measurements; and
(b) making sketches or recordings; and
(c) taking and removing samples.

136 Police to assist authorised persons

All members of the police force are required to assist an authorised officer of a responsible authority, at the request of that authorised officer in the execution of his or her powers under section 133 to enter any land.

137 Offence to obstruct

Any person who without lawful excuse obstructs an authorised person or a member of the police force in taking any action which is authorised under this Division is guilty of an offence.

Penalty: 60 penalty units.

138 No legal proceedings against authorised persons

A person is not entitled to bring an action against an authorised person or a member of the police force or the Crown or the employer of an authorised person in respect of any entry on land or other action done or in good faith purportedly done in the course of an investigation or the performance of any other duty under this Division.

Division 4—Evidence and notices

139 Evidence of ownership

(1) In any proceedings under this Act in addition to any other method of proof available—

(a) evidence that the person proceeded against is rated in respect of any land to any general rate for the municipal district in which the land is situated; or
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(b) evidence by a certificate as to any recording in the Register or by a certified reproduction of a registered instrument given under section 114(2) of the Transfer of Land Act 1958 that any person is the registered proprietor of an estate in fee-simple or of a leasehold estate held of the Crown in any land; or

(c) evidence by the certificate of the Registrar-General or a Deputy Registrar-General authenticated by the seal of the Registrar-General that any person appears from the memorial of any deed, conveyance or instrument to be the last registered owner of any land—

is evidence that the person is the owner or the occupier (as the case may be) of the land.

(2) The Registrar-General must provide a certificate under subsection (1)(c) upon the written application of an authorised officer of the responsible authority who must certify that it is required for legal proceedings under this Act.

140 Proof of existence and contents of planning scheme

(1) In any proceedings under this Act or in which the existence of a planning scheme or part of a planning scheme at a specified date is in question, the production of a copy of the planning scheme or the relevant part of it kept by the Minister or a responsible authority under section 42 which appears to be certified by or on behalf of the Secretary to the Department or the secretary of the responsible authority (as the case requires) to be a true copy of the planning scheme or part in force at that date is evidence of the existence and contents of the planning scheme or of the relevant part at that date.
(2) In any proceedings under this Act or in which the
existence of an approved amendment to a
planning scheme is in question, the production
of—

(a) the Government Gazette containing notice of
the approval, or the ratification under
Part 3AA, of the amendment; and

(b) a copy of the amendment appearing to be
certified by or on behalf of the Minister, the
planning authority, the responsible authority
or the municipal council with whom the
amendment is lodged under section 40, to be
a true copy of the amendment as approved or
as approved and ratified (as the case may
be)—

is evidence of the valid making and publication of
the amendment and of the contents of the
amendment.

(3) In any proceedings under this Act, the production
of any instrument, document, map or plan—

(a) appearing to be an instrument, document,
map or plan made or issued in connection
with a planning scheme or an amendment to
a planning scheme or a true copy of one of
those things; and

(b) appearing to be certified as such by the
secretary of the responsible authority—

is evidence until the contrary is proved of the
proper making, existence and approval of the
instrument, document, map or plan and of all
preliminary steps necessary to give full effect to it
and of its contents.
141 Evidence of planning scheme provisions and permits

(1) In any proceedings under this Act a statement in writing appearing to be signed by the secretary of a responsible authority to the effect that at a specified date—

(a) the land described in the statement or any specified part of the land was in an area in which land was to be used for specified purposes under a specified planning scheme; or

(b) under a specified planning scheme any specified use or development of land in that area was prohibited or was a use or development for which a permit was required; or

(c) no permit was in force in respect of the use or development described in the statement; or

(d) a permit or permits identified in the statement were in force in respect of the use or development described in the statement—is evidence of the matters stated.

(2) In any proceedings under this Act, the production of a document which appears to be—

(a) a copy of a permit issued by a responsible authority; and

(b) certified by the secretary of the responsible authority to be a true copy—is to be accepted as a true copy of the permit until the contrary is proved.
142 Evidence of agreements under section 173

(1) In any proceedings under this Act a statement in writing appearing to be signed by the secretary of the responsible authority to the effect that at a specified date an agreement or agreements entered into by a responsible authority under section 173 and identified in the statement were in operation in respect of the land described in the statement is evidence of the matters stated.

(2) In any proceedings, the production of a document purporting to be a true copy of an agreement entered into by the responsible authority under section 173 and appearing to be certified by the secretary of the authority to be a true copy of the agreement is to be treated as a true copy until the contrary is proved.

143 Constitution and procedure of planning authority or responsible authority

Until evidence is given to the contrary, no proof is required in any proceedings under this Act—

(a) of the proper constitution of a planning authority or responsible authority or of its membership; or

(b) that a planning authority is the relevant planning authority for the purposes of this Act; or

(c) that a responsible authority is the relevant responsible authority for the purposes of this Act; or

(d) of any order or direction to prosecute or of the particular or general appointment of an officer of a responsible authority to take proceedings against any person; or

(e) of the power of any officer of a responsible authority to prosecute; or
(f) of the appointment of the chairperson or deputy chairperson or any officer of a planning authority or responsible authority; or

(g) of the presence of a quorum at any meeting at which any order or direction is made or given or any act or matter is done or dealt with by a planning authority or responsible authority.

144 Evidence of minutes

In any proceedings under this Act—

(a) any minutes appearing to be—

(i) minutes of the proceedings of any meeting of the planning authority or responsible authority; and

(ii) signed by the chairperson of the authority or the chairperson of a meeting of the authority either at the meeting at which the proceedings took place or at the next meeting; or

(b) a copy of or an extract from the minutes appearing to be certified to be a true copy by a person appearing to be the secretary of the authority—is evidence—

(c) as to the meeting to which they refer having been duly convened or held; or

(d) of the persons attending the meeting having been members of the authority; or

(e) of the signature of the secretary or the chairperson or of the fact of his or her having been the secretary or chairperson.
145 Notices and service of orders

(1) Unless this Act or the regulations authorise or require a notice or order to be given in any other way, every notice or order which this Act authorises or requires a planning authority or responsible authority to give to or serve on the owner or the occupier of any land must be addressed to the owner or to the occupier of the land and—

(aa) in the case of a Minister, public authority or committee of management—
   (i) may be given to a person authorised by that Minister, public authority or committee to accept service of documents on his, her or its behalf; or
   (ii) may be left at the principal office of the Minister, public authority or committee; or

(a) if the residence of the owner or occupier is known to the authority, may be given to or served on the owner or occupier or left with an adult person apparently living there; or

(b) if the owner's residence is not known to the authority—
   (i) may be served on the occupier of the land or left with an adult person apparently living there; or
   (ii) if there is no occupier, may be put up on a conspicuous part of the land; or

(c) if the occupier's residence is not known to the authority, may be put up on a conspicuous part of the land.

(2) Unless this Act or the regulations authorise or require a notice or order to be given in any other way, a notice or order may also be served by post.
by prepaid letter addressed to the owner or occupier, and in proving service it is sufficient to prove that the notice or order was addressed to the usual or last-known place of residence or of business of the owner or occupier and was put into the post.

(3) A notice or order under this Act may be addressed by the description of "the owner" or "the occupier" of the land (naming it) in respect of which the notice is given, without further name or description.

146 Copies of schemes and amendments

If a person is required to give, serve, lodge or make available a copy of a planning scheme or an amendment to a planning scheme, it is sufficient if the person gives, serves, lodges or makes available a document which reproduces in substance the provisions of the scheme or amendment if—

(a) the document contains all the information contained in the scheme or amendment; and

(b) the form of the document is certified by the Secretary to the Department or, if the Minister directs, by the planning authority.

147 General provisions

(1) If this Act requires a person to give, serve or publish any notice or document—

(a) the person may cause that notice or document to be given, served or published; and

(b) the person is not required to give or serve the notice or document to or on himself, herself or itself; and
(c) the person may give or serve the document personally, by post, or in any other prescribed way.

(2) If this Act requires the Minister to keep any document at the Minister's office, the document may be kept at any office or offices of the Department that the Minister specifies.

(3) If a Minister is the planning authority or the responsible authority under this Act any reference in this Act to—

(a) the chairperson of the planning authority or responsible authority is a reference to the Minister; and

(b) a member or officer of the planning authority or responsible authority is a reference to—

(i) the Department Head of the Minister's department; or

(ii) any employee of the Minister's department.

(4) Any reference in this Act to an authorised officer of a responsible authority or of the Department is a reference to an officer or employee of the authority or employee of the Department whom the authority or the Secretary to the Department (as the case requires) authorises in writing generally or in a particular case to carry out the duty or function or to exercise the power in connection with which the expression is used.
Division 5—Applications to Tribunal.

148 Definitions

In this Division—

*specified body* means—

(a) a Minister; or
(b) the responsible authority; or
(c) a public authority; or
(d) a municipal council; or
(e) a referral authority;

*specified person* means in relation to a matter—

(a) the owner, user or developer of the land directly affected by the matter; or
(b) a specified body; or
(c) if the matter affects Crown land, the occupier of the Crown land.

149 Application for review

(1) A specified person may apply to the Tribunal for the review of—

(a) a decision of a specified body in relation to a matter if a planning scheme specifies or a permit contains a condition that the matter must be done to the satisfaction, or must not be done without the consent or approval, of the specified body; or

(b) a decision of a specified body in relation to a matter if an agreement under section 173 provides that the matter must be done to the satisfaction, or must not be done without the consent, of the specified body and makes no
provision for settling disputes in relation to the matter; or

(c) a decision of a specified body or of a person or body specified in an enforcement order in relation to a matter if the order requires that the matter must be done to the satisfaction of that person or body; or

(d) if there is no prescribed time for a decision of a kind referred to in paragraph (a), (b) or (c), a failure of a person or body to make that decision within a reasonable time after the matter is referred to it.

(2) An application for review of a decision referred to in subsection (1)(a), (b) or (c) must be made within 28 days after the day on which the decision is made.

(3) The responsible authority is a party to any proceedings under this section.

149A Application by specified person for declaration

(1) A specified person may apply to the Tribunal for the determination of a matter if—

(a) the matter relates to the interpretation of the planning scheme or a permit in relation to land or a particular use or development of land;

(b) the matter relates to whether section 6(3) applies to a particular use or development of land; or

(c) the matter relates to a provision of a planning scheme or amendment permitting the continuation of a use lawfully existing before the coming into operation of the planning scheme or amendment, or permitting the use of buildings or works for a purpose for which they were lawfully erected or carried...
out before the coming into operation of the planning scheme or amendment.

(2) The Tribunal may determine the matter and may do one or both of the following—

(a) make any declaration that it considers appropriate;

(b) direct a specified body to take, or refrain from taking, action specified by the Tribunal.

(3) The responsible authority is a party to any proceedings under this section.

(4) The Tribunal's power under this section is exercisable only by a presidential member of the Tribunal or a member of the Tribunal who is an Australian lawyer (within the meaning of the Legal Profession Act 2004).

149B General application for declaration

(1) A person may apply to the Tribunal for a declaration concerning—

(a) any matter which may be the subject of an application to the Tribunal under this Act; or

(b) anything done by a responsible authority under this Act.

(2) On an application under subsection (1), the Tribunal may make any declaration it thinks appropriate in the circumstances.

(3) The Tribunal's power under this section is exercisable only by a presidential member of the Tribunal.
150 Tribunal orders in relation to proceedings

(4) If any proceedings are brought before the Tribunal under this Act and the Tribunal is satisfied that—

(a) the proceedings have been brought vexatiously or frivolously or primarily to secure or maintain a direct or indirect commercial advantage for the person who brought the proceedings; and

(b) any other person has suffered loss or damage as a result of the proceedings—

the Tribunal may order the person who brought the proceedings to pay to that other person an amount assessed by the Tribunal as compensation for the loss or damage and an amount for costs.

(5) If the Tribunal is satisfied that a third party (being a person other than the person who brought proceedings to which subsection (4) applies) sponsored the bringing of the proceedings, the Tribunal after giving the third party an opportunity to be heard, may order the third party to pay the whole or any part of the compensation and costs referred to in subsection (4) either jointly with or in place of the person who brought the proceedings.
(6) The Tribunal may make an order under subsection (4) whether or not the responsible authority has under section 57 rejected an objection by the person bringing the proceedings on the ground that it was made primarily to secure or maintain a direct or indirect commercial advantage for the objector.
PART 7—ADVISORY COMMITTEES

151 Advisory committees

(1) The Minister may establish committees to advise on any matters which the Minister refers to them.

(2) The Minister may appoint one of the members of a committee to be the chairperson of the committee.

(3) The Public Administration Act 2004 (other than Part 3 of that Act) applies to a member of a committee in respect of the office of member.

(4) The Governor in Council may fix fees and allowances for all members of a committee or for particular members or classes of members.

(5) A member of a committee is entitled to be paid any fees and allowances which the Governor in Council fixes.

(6) Subject to the regulations, a committee may regulate its own proceedings.

(7) If the Minister establishes a committee under this section to consider a request for the preparation of an amendment to a planning scheme, the Minister may ask the person who requested the amendment to contribute an amount specified by the Minister to the costs of the advisory committee.
(8) If the Minister establishes a committee under this section to consider a matter in a proceeding which has been referred to the Governor in Council for determination under clause 58 of Schedule 1 to the Victorian Civil and Administrative Tribunal Act 1998, the Minister may ask the following person to contribute an amount specified by the Minister to the costs of the advisory committee—

(a) if the proceeding relates to an application for a permit, the applicant for the permit; or

(b) if the proceeding is for the review of a decision referred to in section 149(1)(a), (b) or (c), the applicant for the review.
PART 8—PANELS

Division 1—Appointment of panels

153 Appointment of panels

The Minister must appoint a panel to consider submissions to be referred to a panel under this Act.

154 Composition of panels

A panel may consist of one or more persons.

155 Chairperson

If a panel consists of more than one member, the Minister must appoint one of the members to be chairperson.

156 Costs and expenses of panel

(1) Each member of a panel is entitled to receive any fees and allowances fixed by the Minister in respect of that member unless the person is employed by or on behalf of the Crown.

(2) The relevant planning authority must pay the fees or allowances unless the Minister otherwise directs.

(2A) If any member of a panel is a person employed by or on behalf of the Crown, the relevant planning authority must pay to the Crown the amount fixed by the Minister in respect of the costs of remuneration and expenses of that person for the period he or she is a member of the panel.

(2B) The relevant planning authority must pay for, or reimburse, any reasonable costs and expenses incurred for or by a panel in carrying out its functions under this Part unless the Minister otherwise directs.
(3) A planning authority required to pay an amount under subsection (2), (2A) or (2B) may ask any person who has requested the amendment of the planning scheme to agree to contribute to that amount.

(4) If, when asked, a person does not agree to contribute to the amount required to be paid by the planning authority, the planning authority may abandon the amendment or a part of it without referring submissions to a panel.

157 Panels with more than one member
The following provisions apply to panels with more than one member—

(a) in the case of a panel of 2 members, the chairperson constitutes a quorum;

(b) in the case of a panel of more than 2 members, a quorum is half the number of members constituting the panel and, if this would not be a whole number, the next highest whole number;

(c) the members of a panel of more than 2 members may appoint a member to act as chairperson at a meeting of the panel if the chairperson is unable to attend;

(d) the chairperson has an additional or casting vote if there is an equality of votes at a meeting of the panel;

(e) if there is a quorum, the panel may act despite a vacancy in its membership;

(f) the Minister may appoint another member to a panel if there is a vacancy.
158 Planning authority to provide assistance

The relevant planning authority must provide a panel with any secretarial and other assistance that the panel requires to carry out its functions under this Part.

Division 2—Hearings

159 Directions about hearings

(1) A panel may give directions about—
   (a) the times and places of hearings; and
   (b) matters preliminary to hearings; and
   (c) the conduct of hearings.

(2) The panel may refuse to hear any person who fails to comply with a direction of the panel.

160 Hearings to be in public

(1) A panel must conduct its hearings in public unless any person making a submission objects to making the submission in public and the panel is satisfied that the submission is of a confidential nature.

(2) A panel may by order exclude from its proceedings a person who does an act referred to in section 169.

161 General procedure for hearings

(1) In hearing submissions, a panel—
   (a) must act according to equity and good conscience without regard to technicalities or legal forms; and
   (b) is bound by the rules of natural justice; and
   (c) is not required to conduct the hearing in a formal manner; and
(d) is not bound by the rules or practice as to evidence but may inform itself on any matter—

(i) in any way it thinks fit; and

(ii) without notice to any person who has made a submission.

(2) A panel may require a planning authority or other body or person to produce any documents relating to any matter being considered by the panel under this Act which it reasonably requires.

(3) A panel may prohibit or regulate cross-examination in any hearing.

(4) A panel may hear evidence and submissions from any person whom this Act requires it to hear.

(5) Submissions and evidence may be given to the panel orally or in writing or partly orally and partly in writing.

162 Who may appear before a panel?

A person who has a right to be heard by a panel or who is called by a panel may—

(a) appear and be heard in person; or

(b) be represented by any other person.

163 Effect of failure to attend hearing

A panel may report and make recommendations on a submission without hearing the person who made the submission if the person is not present or represented at the time and place appointed for the hearing of the submission.

164 Panel may hear two or more submissions together

A panel may consider two or more submissions together if the submissions concern the same land or the same or a related matter.
165 Adjournment of hearings

A panel may from time to time adjourn a hearing to any times and places and for any purposes it thinks necessary and on any terms as to costs or otherwise which it thinks just in the circumstances.

166 Technical defects

(1) A panel may continue to hear submissions and make its report and recommendations despite any defect, failure or irregularity in the preparation of a planning scheme or amendment or any failure to comply with Division 1, 2 or 3 of Part 3 in relation to the preparation of the planning scheme or amendment.

(2) A panel may adjourn the hearing of submissions and make an interim report to the planning authority if it thinks there has been a substantial defect, failure or irregularity in the preparation of a planning scheme or amendment or any failure to comply with Division 1, 2 or 3 of Part 3 in relation to the preparation of the planning scheme or amendment.

(3) The interim report may recommend that the planning authority give notice of the planning scheme or amendment to a specified person or body.

167 Panel may regulate its own proceedings

A panel may regulate its own proceedings.

168 Panel may take into account any relevant matter

A panel may take into account any matter it thinks relevant in making its report and recommendations.
169 Offences

A person who—

(a) insults, assaults or obstructs a member of a panel while the member is performing functions or exercising powers as a member; or

(b) insults, assaults or obstructs any person attending a hearing before a panel; or

(c) misbehaves at a hearing before a panel; or

(d) repeatedly interrupts a hearing before a panel; or

(e) without lawful excuse disobeys a direction of a panel—

is guilty of an offence.

Penalty: 60 penalty units.

170 No legal proceedings against panel members

A person is not entitled to bring an action against a member of a panel arising from any hearing conducted, publication made or anything done or in good faith purportedly done in the performance of the person's duties as a member of a panel.
PART 9—ADMINISTRATION

Division 1—General powers

171 Powers of responsible authority

(1) A responsible authority has all the powers necessary for the purpose of—

(a) carrying out its functions and duties under this Act; and

(b) carrying into effect the objectives of a planning scheme for which it is the responsible authority.

(2) The powers under subsection (1) include the power to—

(a) enter into agreements; and

(b) purchase, hold, lease and dispose of land by public auction, private treaty or otherwise on terms and conditions satisfactory to the authority; and

(c) exchange land for other land and make any financial adjustment required as a result; and

(d) consolidate, subdivide, re-subdivide and develop land for any purpose consistent with the planning scheme for which it is the responsible authority; and

(e) in the case of a responsible authority other than a municipal council, enter into arrangements with other persons with respect to the development of land within the area of the planning scheme for which it is the responsible authority; and

(f) carry out studies and commission reports; and

(g) grant and reserve easements; and
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(h) conserve, restore and enhance areas, buildings and objects of community significance; and

(i) carry out any other use or development necessary for the orderly and proper development of the area covered by the planning scheme for which it is the responsible authority.

(3) Nothing in subsection (2)(e) affects any power of a municipal council under the Local Government Act 1958 or the Local Government Act 1989 (as the case requires) to enter into any arrangement with respect to the development of land.

172 Powers of compulsory acquisition

(1) The Minister or the responsible authority may compulsorily acquire—

(a) any land which is required for the purposes of any planning scheme even if the scheme or an amendment to the scheme including the requirement has not been adopted or approved by the relevant planning authority or approved by the Minister; or

(b) any land which—

(i) is used for any purpose not in conformity with, whether or not actually prohibited by, the planning scheme; or

(ii) is vacant and unoccupied—

if in the opinion of the Minister or the responsible authority to achieve the proper development of any area in accordance with the planning scheme it is desirable that the use should not be continued or (as the case
requires) that the land should be put to appropriate use; or

(c) any land in an area in respect of which a declaration under subsection (2) is in force.

(2) If the Governor in Council is satisfied that to enable the better use, development or planning of an area, it is desirable that the Minister or a responsible authority compulsorily acquire land in the area, the Governor in Council may, by notice published in the Government Gazette, declare the area to be an area to which subsection (1)(c) applies.

(3) The Land Acquisition and Compensation Act 1986 applies to this Act and for that purpose—

(a) the Planning and Environment Act 1987 is the special Act; and

(b) the Minister or the responsible authority is the Authority.

Division 2—Agreements

173 Responsible authority may enter into agreements

(1) A responsible authority may enter into an agreement with an owner of land in the area covered by a planning scheme for which it is a responsible authority.

(2) A responsible authority may enter into the agreement on its own behalf or jointly with any other person or body.

(3) A responsible authority may enter into an agreement under subsection (1) with a person in anticipation of that person becoming the owner of the land.
(4) Despite anything in this Division, if an agreement entered into with a purchaser in anticipation of the purchaser becoming owner is registered by the Registrar of Titles, it does not bind the vendor unless the vendor assumes the purchaser's rights and obligations under the agreement.

* * * * *

174 Form and contents of agreement

(1) An agreement must be under seal and must bind the owner to the covenants specified in the agreement.

(2) An agreement may provide for any one or more of the following matters—

(a) the prohibition, restriction or regulation of the use or development of the land;

(b) the conditions subject to which the land may be used or developed for specified purposes;

(c) any matter intended to achieve or advance—

   (i) the objectives of planning in Victoria; or

   (ii) the objectives of the planning scheme or any amendment to the planning scheme of which notice has been given under section 19;

(d) any matter incidental to any one or more of the above matters.
175 Bonds and guarantees

(1) An agreement other than an agreement with a Minister may include a condition that the owner is to deposit with the responsible authority—

(a) a sum of money fixed by or determined in accordance with the agreement; or

(b) an undertaking to pay that sum together with security in a form determined by or in accordance with the agreement.

(2) The agreement may provide that the sum or part of the sum is forfeited if there is any failure by the owner to carry out the agreement to the satisfaction of the responsible authority.

(3) Any money paid must be returned to the owner on a date or dates specified in the agreement to the extent that it has not been forfeited.

(4) Any money payable under this section is a charge on the land which is the subject of the agreement.

176 When does an agreement begin?

An agreement may provide that the agreement or any specified provision of the agreement comes into effect on or after—

(a) the coming into operation of a specified amendment to a planning scheme; or

(b) the granting of a permit permitting the use or development of the land or part of the land for a specified purpose; or

(c) the happening of a specified event; or

(d) a specified time; or

(e) the start or completion of a use or development or a specified part of a use or development.
**177 When does an agreement end?**

(1) An agreement may provide that the agreement ends wholly or in part or as to any part of the land on or after—

(a) the happening of any specified event; or

(b) a specified time; or

(c) the cessation of the use or the development of the land or any part of the land for a specified purpose.

(2) An agreement may be ended wholly or in part or as to any part of the land by the responsible authority with the approval of the Minister or by agreement between the responsible authority and all persons who are bound by any covenant in the agreement.

**178 Amendment of agreements**

An agreement may, with the approval of the Minister, be amended by agreement between the responsible authority and all persons who are bound by any covenant in the agreement.

**179 Agreement to be lodged with Minister**

(1) The responsible authority must lodge a copy of an agreement at the office of the Minister without delay after the agreement is made.

(2) The responsible authority must keep a copy of each agreement indicating any amendment made to it available at its office for any person to inspect during office hours free of charge.
180 Agreement may not breach planning scheme

An agreement must not require or allow anything to be done which would breach a planning scheme or a permit.

181 Registration of agreement

(1) A responsible authority may apply to the Registrar of Titles to register an agreement relating to land other than Crown land.

(2) An application must include a copy of the agreement to which it relates and the prescribed particulars.

(3) The Registrar of Titles must make a recording of the agreement in the Register.

(4) The amendment of this Act by section 24 of the Transfer of Land (Single Register) Act 1998 does not affect the operation, effect or enforcement of a covenant in an agreement registered under the Property Law Act 1958 before the commencement of that section 24 and existing immediately before that commencement.

* * * * *
182 Effect of registration

After the making of a recording in the Register—

(a) the burden of any covenant in the agreement runs with the land affected; and

(b) the responsible authority may enforce the covenant against any person deriving title from any person who entered into the covenant as if it were a restrictive covenant despite the fact that it may be positive in nature or that it is not for the benefit of any land of the responsible authority.

183 Cancellation or alteration of registration

(1) The responsible authority must tell the Registrar of Titles in the prescribed manner without delay of the ending of any agreement wholly or in part or as to any part of the land or any amendment to an agreement.

(2) The Registrar of Titles must, as appropriate, cancel in whole or in part or alter the recording of the agreement in the Register or make a recording in the Register of the matters notified under subsection (1).

(3) This section does not apply to an agreement in respect of Crown land.
184 Application to Tribunal

(1) An owner of land may apply to the Tribunal for an amendment to a proposed agreement if—

(a) under a planning scheme or a permit the use or development of land for specified purposes is conditional upon an agreement being entered into under this Division; and

(b) the owner objects to any provision of the agreement.

(2) The Tribunal may approve the proposed agreement with or without amendments.

(3) A purchaser of land who is a party to an agreement, or an owner of land, may apply to the Tribunal for an amendment to the agreement to remove the land from the application of the agreement, if the parties to the agreement cannot agree that the agreement should be amended.

(4) The Tribunal may approve the amendment if—

(a) it considers that the land owner is not subject to any further liability under the agreement; or

(b) having regard to any relevant permit, or requirements under the Subdivision Act 1988, it considers it inappropriate that the agreement should continue to apply to the land and the owner.

Division 3—Powers of Minister

185 Inquiry powers

(1) The provisions of Division 1 of Part 13 of the Building Act 1993 with such changes as are necessary apply to and in respect of powers and duties conferred or imposed on any municipal council by or under this Act.
(2) Subsection (1) does not affect any other proceeding or remedy against or liability of the municipal council or the municipality concerned.

185A Expedition of planning process

(1) The Minister may by notice in writing direct a planning authority (the first planning authority) to take any steps required to be taken under Part 3 in respect of an amendment to a planning scheme within the time (being not less than 6 weeks) specified in the notice.

(2) If the planning authority fails to take a required step within the specified time, the Minister may take that step and all other steps required to be taken under Part 3 in respect of that amendment.

(3) For the purposes of subsection (2)—

(a) the Minister becomes the planning authority in respect of the amendment; and

(b) anything done in respect of the amendment by the first planning authority is to be taken to have been done by the Minister.

(4) The first planning authority and its officers and employees must comply with any directions of the Minister with respect to—

(a) the provision to the Minister of any document relating to the amendment; and

(b) the provision to the Minister of assistance with respect to any steps to be taken under Part 3 with respect to the amendment.
Division 4—Delegation

185AA Interpretation

(1) In this Division, Act includes any regulation, planning scheme, permit or agreement made under an Act.

(2) Nothing in subsection (1) limits or affects the meaning of "Act" in any other provision of this Act (other than this Division).

186 Minister may delegate some powers

(1) The Minister may by instrument delegate any of his or her powers, discretions or functions under this Act or any other Act to—

(a) the Secretary to the Department; or

(b) a committee of employees of the Department; or

(c) any employee of the Department; or

(d) the Growth Areas Authority; or

(e) the Chief Executive Officer of the Growth Areas Authority.
(2) Subsection (1) includes the Minister’s powers under section 35, but does not include the Minister’s powers under section 172, section 201F or subsection (1).

187 Secretary may delegate powers to employees

The Secretary to the Department may by instrument delegate to any employee of the Department any of the powers, discretions or functions which this Act gives to the Secretary except—

(a) this power of delegation; and

(b) any power, discretion or function which the Secretary exercises or performs as a delegate.

188 Planning authorities and responsible authorities may delegate powers

(1) A planning authority or responsible authority other than the Minister may by instrument delegate any of its powers, discretions or functions under this Act to—

(a) a committee of the authority; or

(b) an officer of the authority; or

(c) the Growth Areas Authority; or

(d) the Chief Executive Officer of the Growth Areas Authority.
(2) Subsection (1) does not apply to—

(a) the powers of a planning authority under sections 28, 29 and 191 and subsection (1); and

(b) the powers of a responsible authority under sections 125, 171(2)(b), (c), (d) and (e), 172 and 191 and subsection (1); and

(c) the power of a responsible authority to authorise any officer to carry out a duty or function or to exercise a power.

189 Minister may delegate to advisory committees and regional planning authorities

(1) The Minister may by instrument delegate to an advisory committee any of the powers, discretions and functions under a planning scheme in relation to applications for permits which must be—

(a) referred to the Minister under the scheme; or

(b) considered by the Minister under Division 4 of Part 4.

(2) The Minister must publish a notice of the delegation in the Government Gazette.

(3) The delegation has effect from the later of—

(a) a date specified in the instrument of delegation; or

(b) the date of publication of the notice.

190 Minister may delegate administration of planning schemes

(1) The Minister may by instrument delegate any of his or her powers, discretions and functions under this Act as a responsible authority to—

(a) any other responsible authority; or
(b) any municipal council; or

(c) if the Minister is a responsible authority for a growth area or any part of a growth area—
   (i) the Growth Areas Authority; or
   (ii) the Chief Executive Officer of the Growth Areas Authority.

(2) The Minister must publish a notice of the delegation in the Government Gazette.

(3) The delegation has effect from the later of—
   (a) a date specified in the instrument of delegation; or
   (b) the date of publication of the notice.

Division 5—Hearings

191 Appointment of committee

A planning authority or responsible authority may nominate a committee of two or more persons to hear any person—

(a) whom the authority is authorised or required to hear before it makes a decision; or

(b) to whom the authority must give an opportunity to be heard before it makes a decision.

192 Who may be on the committee?

The committee may include a member of the planning authority or responsible authority.
193 Who may attend the hearing?

A person who has a right to be heard may appear before the committee in person or be represented by any other person.

194 Functions of committee

The committee must—

(a) hear the person on behalf of the planning authority or responsible authority; and

(b) report on the hearing and make recommendations to the authority.

195 Effect of hearing

A hearing by a committee under this Division has effect as if it were a hearing by the planning authority or responsible authority.

196 Fees and allowances

(1) The planning authority or responsible authority may agree with a prospective member of a committee under this Division to pay reasonable fees and allowances in respect of that person's services on the committee.

(2) Subsection (1) does not apply—

(a) to a person who is an officer or full-time member of the planning authority or responsible authority; or

(b) if the responsible authority is a municipal council, to a councillor of that municipal council.
Division 6—Time

197 Expedition

Where the Minister or any responsible authority, planning authority, public authority, municipal council, panel, committee or officer is required to do any act, including making any decision or forming any opinion, that act must be done as promptly as is reasonably practicable, in any event within the time limits prescribed or any extension of those time limits allowed by or under this Act, so that loss or damage to any person from unreasonable or unnecessary delay is avoided.

Division 7—Planning certificates

198 Application for planning certificate

(1) Any person may apply—

(a) to the person nominated in the planning scheme for that purpose; or

(b) if no person is nominated, to the responsible authority—

for a planning certificate in respect of land.

(2) The application must be accompanied by the prescribed fee.

199 Planning certificates

(1) The responsible authority or nominated person must give or send the applicant without delay a planning certificate setting out the prescribed information about the effect of the relevant planning scheme on the land at the date of the certificate.
(2) The planning certificate—

* * * * *

(b) must indicate that it is produced by authority of an authorised officer of the responsible authority or by authority of the nominated person, whether by being initialled, signed or sealed by the authorised officer or person or by bearing a facsimile of those initials or that signature or seal or in any other manner prescribed; and

(c) may be produced in any manner the responsible authority or nominated person considers appropriate.

200 Certificate to be proof of certain matters

(1) A planning certificate which appears to be produced by authority of an officer of the responsible authority or by a nominated person is conclusive proof that at the date specified in the certificate the facts set out in it were true and correct.

(2) Any person acting on the basis of a planning certificate who suffers financial loss because of an error or mis-statement in the certificate may recover damages for that loss from the responsible authority or the nominated person (as the case requires).
201 Underlying zoning

(1) If—

(a) a planning certificate states that the land is wholly or partly reserved for public purposes under the planning scheme; and

(b) the certificate does not indicate the provisions of the scheme which would have applied to the land if the land had not been reserved—

the applicant for the certificate may apply for the purpose of valuing the land for compensation—

(c) if the land is controlled, whether as committee of management or otherwise, occupied or owned or to be acquired by the responsible authority, to the Minister; or

(d) in the case of any other land, to the person nominated for the purpose of section 198 or, if no person is nominated, to the responsible authority—

for a declaration setting out the provisions of the scheme which would have applied to the land if it had not been reserved.

(2) The application must be in the prescribed form and may request that the declaration set out the provisions of the scheme as in force at a date specified in the application.

(2A) An application cannot be made under this section in respect of land which is owned by the Crown or a public authority.

(3) If the responsible authority or nominated person fails to make a declaration within the prescribed time, the applicant may refer the matter to the Minister.
(4) The Minister may make the declaration.

(5) No fee shall be charged for an application or declaration under this section.

(6) Any declaration under this section is to be treated as forming part of the planning certificate for the purposes of section 200.

**Division 8—Change of responsible authority or area**

201A What if the responsible authority changes?

If because of—

(a) the operation of section 15, 96 or 201CA; or

(b) an amendment to a planning scheme; or

(c) revocation of an order under section 95; or

(ca) the operation of any Act—

a person (in this section called the *old authority*) ceases to be or to have the powers and duties of a responsible authority for a planning scheme and another person (in this section called the *new authority*) becomes, or acquires the powers of, the responsible authority for the scheme—
(d) anything of a continuing nature (including a contract, agreement or proceeding) done or commenced by or in relation to the old authority under the scheme or this Act may be done enforced or completed by or in relation to the new authority; and

(e) the old authority must give to the new authority any document it holds that is relevant to anything done by it; and

(f) anything done by or in relation to the old authority that concerns a matter of a continuing nature has effect as if done by or in relation to the new authority.

201B What if area of planning scheme changes?

If an amendment to a planning scheme or the making of a new planning scheme causes the area or part of the area included in an existing planning scheme (the old scheme) to be included in another planning scheme (the new scheme) then in relation to each area included in the new scheme and previously covered by the old scheme—

(a) anything of a continuing nature done or commenced under or in relation to the old scheme has effect on and from the inclusion of the area in the new scheme as if done or commenced under or in relation to the new scheme and may be continued and completed accordingly; and

(b) anything of a continuing nature done or commenced under this Act in relation to the old scheme has effect on and from the inclusion of the area in the new scheme as if done or commenced under this Act in relation to the new scheme and may be continued and completed accordingly.
201C Changes to schemes arising from changes to municipal boundaries

(1) In addition to any other powers of the Minister under this Act, the Minister may prepare and approve amendments to any planning scheme for the purpose of any consequential matter relating to the restructuring of municipal boundaries by or under the Local Government Act 1989 or any Act relating to local government.

(2) This Act (except sections 12(1)(a) and (e), 12(2), 12(3), Divisions 1 and 2 of Part 3 and sections 39(1), 39(2), 39(3), 39(4), 39(5) and 39(6) and any regulations made for the purpose of those provisions) applies to the preparation and approval of amendments under subsection (1).

201CA Change in boundary of Port of Melbourne Area

(1) If any land in the Port of Melbourne Area is excluded from that Area by order under section 3(3)—

(a) any planning scheme applying to the excluded land immediately before the commencement of that order; and

(b) all things done under that scheme—

continue to have the same operation and effect as they would have had if the order had not been made except that the responsible authority for the subsequent administration and enforcement of the planning scheme to the extent that it applies to the excluded land is the council of the municipal district in which the excluded land is situated.

(2) If any land in a municipal district is included in the Port of Melbourne Area by order under section 3(3)—
(a) any planning scheme applying to the included land immediately before the commencement of that order; and

(b) all things done under that scheme—continue to have the same operation and effect as they would have had if the order had not been made except that the responsible authority for the subsequent administration and enforcement of the planning scheme to the extent that it applies to the included land is the Minister.

Division 9—Supreme Court—limitation of jurisdiction

201D Supreme Court—limitation of jurisdiction

(2) It is the intention of sections 4F and 4J to alter or vary section 85 of the Constitution Act 1975.
PART 9A—PROJECTS OF STATE OR REGIONAL SIGNIFICANCE

201E Definitions

In this Part—

*declared project* means a development or proposed development declared by notice under section 201F to be of State or regional significance;

*restriction* means—

(a) a restriction within the meaning of the *Subdivision Act 1988*; or

(b) a covenant under Division 2 of Part 4 of the *Heritage Act 1995*; or

(c) a covenant under section 3A of the *Victorian Conservation Trust Act 1972*;

*Secretary* means the body corporate established under section 41A of the *Project Development and Construction Management Act 1994*.

201F Declaration of project

The Minister may, by notice published in the Government Gazette, declare a development or proposed development to be of State or regional significance.
201G Delegation

The Secretary may, by instrument, delegate to any person employed in the Department or the holder of any office or position in the Department any of the powers conferred on the Secretary under this Part except—

(a) this power of delegation; and
(b) the Secretary's powers under section 201I.

201H Acquisition by agreement

For the purposes of a declared project, the Secretary may acquire land by agreement on any terms (including consideration) that the Secretary considers appropriate.

201I Powers of compulsory acquisition

(1) The Secretary may compulsorily acquire land for the purposes of a declared project.

(2) The Land Acquisition and Compensation Act 1986 applies to this Part and for that purpose—

(a) Part 9A of the Planning and Environment Act 1987 is the special Act; and
(b) the Secretary is the Authority.

(3) The Minister may, by notice published in the Government Gazette, declare specified land required for a declared project to be special project land for the purposes of section 5 of the Land Acquisition and Compensation Act 1986.

201J Secretary's powers to dispose of land

(1) The Secretary may—

(a) grant a lease, licence, easement or privilege over land vested in or acquired by the Secretary pursuant to this Part; or
(b) sell or dispose of the Secretary's interest in fee simple in any land vested in or acquired by the Secretary pursuant to this Part—
on any terms (including consideration) that the Secretary considers appropriate.

(2) The Secretary may enter into an agreement with another person concerning the use or development of land—

(a) on disposing of the whole of its interest in the land to that person; or

(b) in anticipation of disposing of the whole of its interest in the land to that person.

(3) Division 2 of Part 9 applies to an agreement under subsection (2) as if—

(a) it was an agreement under that Division;

(b) it referred to the Secretary instead of the responsible authority for the planning scheme;

(c) section 174(2)(c) were omitted;

(d) sections 177(2), 178 and 179(1) referred to the Secretary instead of the Minister.

**201K Recommendation of closure of roads**

(1) For the purposes of a declared project, the Secretary may recommend to the Governor in Council to close any road or part of a road.

(2) Before making a recommendation to close a road or part of a road, the Secretary must—

(a) serve notice of the proposed closure on the owner of any property which the Secretary, after making inquiry into the matter, considers is likely to be substantially affected by the closure of the road or part of the road; and
(b) give each of those owners an opportunity to object to the closure; and
(c) consider all objections so made.

(3) Before making a recommendation to close a road or part of a road, the Secretary must ensure that provision is made—

(a) with respect to pipes, wires, apparatus, sewers, drains, tunnels, conduits, poles, posts and fixtures lawfully on over under or across the road or part of the road; and

(b) for access to any land likely to be prejudicially affected by the closure.

(4) The Secretary may only recommend the closure of a road or part of a road under this section if the Secretary is satisfied that the closure will not substantially injure the public or any person objecting under subsection (2).

201L Order for closure of road

(1) On a recommendation under section 201K, the Governor in Council, by order published in the Government Gazette, may close the road or part of the road.

(2) On the publication of the order—

(a) the land over which the closed road ran (whether the property of the Crown or not) ceases to be a road; and

(b) all rights, easements and privileges existing or claimed in the land either in the public or by any body or person as incident to any express or implied grant, or past dedication or by user or operation of law or otherwise, cease; and
(c) the land vests in the Secretary without transfer or conveyance freed and discharged from all trusts, limitations, reservations, restrictions, encumbrances, estates and interests.

201M Temporary closure of road

For the purposes of a declared project, the Secretary may temporarily close a road or part of a road to traffic if the Secretary considers it necessary to do so so that works on the road or neighbouring land can be carried out.

201N Recommendation for removal of easements and restrictions

(1) For the purposes of a declared project, the Secretary may recommend to the Governor in Council to remove an easement, or restriction applying to any land.

(2) Before making a recommendation under subsection (1), the Secretary must—

(a) serve notice of the proposed removal on the owner of any property which the Secretary, after making inquiry into the matter, considers is likely to be substantially affected by the removal; and

(b) give each of those owners an opportunity to object to the removal; and

(c) consider all objections so made.

(3) Before making a recommendation under subsection (1), the Secretary must ensure that provision is made for access to any land likely to be prejudicially affected by the removal.
(4) The Secretary may only recommend the removal of an easement or restriction under this section if the Secretary is satisfied that the removal will not substantially injure the public or any person objecting under subsection (2).

### 201O Order for removal of easement or restriction

(1) On a recommendation under section 201N, the Governor in Council, by order published in the Government Gazette, may remove the easement or restriction.

(2) On the publication of the order, the easement or restriction is extinguished.

### 201P Compensation

(1) If an order is made under section 201L or section 201O, the Secretary must make provision for the payment of compensation—

(a) to any person in whom the land comprised in the road or part of the road is vested; and

(b) to any owner of property which in the opinion of the Secretary is likely to be substantially affected by the closure of the road or the removal of the easement or restriction.

(2) The Minister may certify that, having regard to the extent to which a person referred to in subsection (1) is or is likely to be affected by the closure of the road or the removal of the easement or restriction, the compensation payable to that person should not exceed the amount stated in the certificate (not being less than $400).

(3) If the Minister so certifies under subsection (2), the amount stated in the certificate in respect of that person shall be the full amount payable to him or her under subsection (1) by the Secretary by way of compensation.
(4) If the Minister is satisfied that a person who might be entitled to compensation under subsection (1) cannot be found, the Minister may direct that no provision, or such provision as the Minister specifies, shall be made for payment of compensation to that person.

(5) If neither subsection (3) nor (4) applies, the compensation payable under subsection (1) to a person—

(a) shall be as agreed between the Secretary and the person; or

(b) if agreement is not reached, shall be determined in accordance with Part 10 of the Land Acquisition and Compensation Act 1986 as if the amount of compensation payable were a disputed claim.

201Q Action by Registrar of Titles and Registrar-General

(1) The publication of an order under section 201L brings the land under the operation of the Transfer of Land Act 1958 if it is not already under that Act.

(2) If an order is made under section 201L in relation to land, the Registrar of Titles, on being requested to do so and on production of the relevant order—

(a) must make any recordings in the Register that are necessary because of the order; and

(b) may create a folio of the Register recording the Secretary as the registered proprietor of the land.

(3) If an order under section 201L or 201O affects the right, estate or interest of the registered proprietor of land in a folio of the Register under the Transfer of Land Act 1958 in respect of an easement or restriction recorded on that folio or implied by statute appurtenant to the land, the
Registrar of Titles on being requested to do so and on production of the relevant order, must delete from the folio the recording of that easement or restriction to the extent to which it has been extinguished.

(4) If the description of any land under the operation of the Transfer of Land Act 1958 or a folio of the Register is or may be affected by any order made under this Part closing a road or part of a road or removing an easement or restriction, the Registrar of Titles may make any amendment in that description or folio which is in his or her opinion necessary or desirable.
PART 9B—GROWTH AREAS INFRASTRUCTURE CONTRIBUTION

Division 1— Introductory

Subdivision 1—Definitions

201R Definitions

In this Part—

**associated person** has the same meaning as in section 3(1) of the *Duties Act 2000*;

**building permit** has the same meaning as in Part 3 of the *Building Act 1993*;

**building work** has the same meaning as in section 3(1) of the *Building Act 1993*;

**Central Plan Office** means the Central Plan Office of the Department of Sustainability and Environment;

**certificate of deferral** has the meaning set out in section 201SZ;

**certificate of exemption** has the meaning set out in section 201SZC;

**certificate of no GAIC liability** has the meaning set out in section 201SZD;

**certificate of partial release** has the meaning set out in section 201SZB;

**certificate of release** has the meaning set out in section 201SY;

**certificate of staged payment approval** has the meaning set out in section 201SZA;

**commencement day** means the day on which section 9 of the *Planning and Environment Amendment (Growth Areas Infrastructure Contribution) Act 2010* comes into operation;
Commissioner means the Commissioner of State Revenue referred to in section 62 of the Taxation Administration Act 1997;

consumer price index means the Consumer Price Index (All Groups Index) for Melbourne issued by the Australian Statistician;

contract for the sale of land includes an agreement granting an option to purchase or sell land, which creates a contingent or executory equitable estate or interest in the land;

contribution area has the meaning set out in section 201RC;

Director of Public Transport has the same meaning as it has in section 3 of the Transport Integration Act 2010;

dutiable transaction relating to land means—

(a) a dutiable transaction within the meaning of section 7(2) of the Duties Act 2000 relating to dutiable property referred to in sections 10(1)(a) and 10(1)(ab) of that Act; or

(b) a sub-sale of dutiable property referred to in section 10(1)(a) of the Duties Act 2000; or

(c) a significant acquisition;

excluded building work has the meaning set out in section 201RG;
excluded event has the meaning set out in section 201RB;

excluded subdivision of land has the meaning set out in section 201RF;

first announcement day means 2 December 2008;

Note
2 December 2008 was the day on which the Minister gave public notice of the proposal to implement a scheme for the imposition of contributions towards the provision of State infrastructure in respect of certain growth area land.

GAIC means growth areas infrastructure contribution;

GAIC event means an event described under section 201RA;

GAIC certificate means a certificate issued under section 201SZF;

GAIC recording in relation to land in the contribution area, means a recording made by the Registrar of Titles under section 201UD of a notification on a folio of the Register relating to the land indicating that a growth areas infrastructure contribution may be payable in respect of that land;

growth areas infrastructure contribution means a contribution imposed under section 201S;

investigation area means an area of land described in Part 2 of Schedule 1;

land rich landholder means a landholder that is land rich for the purposes of section 71 of the Duties Act 2000;

lot has the same meaning as in section 3(1) of the Subdivision Act 1988;
plan of subdivision has the same meaning as in section 3(1) of the Subdivision Act 1988;

precinct structure plan in relation to land means a precinct structure plan which has been incorporated by the planning scheme applying to that land;

precinct structure plan area means an area or areas of land to which a precinct structure plan applies;

relevant building surveyor has the same meaning as in section 3(1) of the Building Act 1993;

relevant day means—

(a) in the case of type A land or type B-1 land, the first announcement day;

(b) in the case of type B-2 land, the second announcement day;

(c) in the case of type C land, the day on which the land became type C land;

second announcement day means 19 May 2009;

Note

19 May 2009 was the day on which the Minister gave public notice of the proposal for the scheme announced on the first announcement day to apply in respect of certain additional growth area land.
Secretary to the Department of Transport means the Secretary within the meaning of section 3 of the Transport Integration Act 2010;

settlement in relation to a contract for the sale of land, means the time at which the purchaser becomes entitled to possession or to the receipt of rents and profits;

significant acquisition has the meaning set out in section 201RE;

single dwelling has the same meaning as in section 188A(4) of the Building Act 1993;

statement of compliance has the same meaning as in section 21 of the Subdivision Act 1988;

sub-sale of dutiable property has the meaning set out in section 201RD;

type A land is the land described in section 201RC(2);

type B-1 land is the land described in section 201RC(3);

type B-2 land is the land described in section 201RC(4);

type C land is the land described in section 201RC(5);
urban development area means land that is within a growth area and that is zoned under a planning scheme—
(a) for residential, industrial or business purposes; or
(b) as a Comprehensive Development Zone, a Priority Development Zone or an Urban Growth Zone;

utility installation means an installation for the purposes of any of the following—
(a) the provision of telecommunication services;
(b) the transmission or distribution of gas, oil or power;
(c) the collection, treatment, transmission, storage or distribution of water;
(d) the collection, treatment or disposal of storm or flood water, sewage or sullage;

work-in-kind agreement means an agreement entered into in accordance with Subdivision 2A of Division 2 and includes that agreement as amended in accordance with that Subdivision.

Subdivision 2—Other important terms

201RA GAIC events

For the purposes of this Part, a GAIC event means any of the following—
(a) the issue of a statement of compliance relating to a plan of subdivision of land in the contribution area;
(b) the making of an application for a building permit to carry out building work on land in the contribution area;

(c) the occurrence of a dutiable transaction relating to land in the contribution area—

but does not include an excluded event.

Note
Sections 201SC and 201SD set out when liability to pay a growth areas infrastructure contribution in respect of a GAIC event arises. In the case of type C land, GAIC events that occur before the commencement day will not attract GAIC liability but in the case of type A land, type B-1 land and type B-2 land, a GAIC event that occurs before the commencement day may attract GAIC liability.

201RB Excluded events

For the purposes of section 201RA, an excluded event means—

(a) the issue of a statement of compliance relating to a plan of subdivision of land in the contribution area that is an excluded subdivision of land; or

(b) the making of an application for a building permit to carry out building work on land in the contribution area that relates to excluded building work; or

(c) a dutiable transaction relating to land that is all or partly in the contribution area that involves the granting, transfer or assignment of a lease described in section 7(1)(b)(v) or 7(1)(b)(va) of the Duties Act 2000 over that land; or

(d) in the case of any land in the contribution area—

(i) the issue of a statement of compliance relating to a plan of subdivision of the land, if a planning permit relating to the
subdivision was granted before the relevant day and had not expired at the time of the issue of the statement of compliance; or

(ii) the making of an application for a building permit to carry out building work on the land, if a planning permit relating to that building work was granted before the relevant day and had not expired at the time of the making of the application; or

(iii) a dutiable transaction relating to the land (other than a significant acquisition), if a contract relating to that transaction was entered into before the relevant day; or

(iv) a significant acquisition of an interest in a land rich landholder, if the acquisition occurred, or a contract for the acquisition was entered into, before the commencement day.

201RC Contribution area

(1) For the purposes of this Part, the contribution area consists of all type A land, type B-1 land, type B-2 land and type C land.

(2) Type A land is any land that—

(a) was brought within an urban growth boundary between 28 November 2005 and 31 December 2006 (inclusive of those days); and

(b) is within an urban development area on or after the first announcement day.
(3) Type B-1 land is any land in investigation areas 1 to 6 that is brought within a growth area, an urban growth boundary and an Urban Growth Zone on or after the first announcement day.

Note
The 3 criteria needed for the investigation area land to become type B-1 land do not have to occur at the same time.

(4) Type B-2 land is any land in investigation area 7 that is brought within a growth area, an urban growth boundary and an Urban Growth Zone on or after the second announcement day.

Note
The 3 criteria needed for the investigation area land to become type B-2 land do not have to occur at the same time.

(5) Type C land is any land (that is not type A land, type B-1 land or type B-2 land) that is brought within a growth area and an Urban Growth Zone on or after the commencement day.

Note
The 2 criteria needed for the land to become type C land do not have to occur at the same time.

(6) If type A land ceases to be in an urban development area, that land ceases to be in the contribution area.

(6A) If type B-1 land, type B-2 land or type C land ceases to be in an Urban Growth Zone, that land ceases to be in the contribution area.

(7) In this section Urban Growth Zone means land that is designated in a planning scheme as an Urban Growth Zone.
201RD What is a sub-sale of dutiable property?

For the purposes of this Part, a sub-sale of dutiable property occurs if dutiable property referred to in section 10(1)(a) of the Duties Act 2000 is transferred to a subsequent purchaser (within the meaning of Part 4A of Chapter 2 of that Act) as described in section 32B(1)(d), 32I(1)(d) or 32P(1)(d) of that Act.

201RE What is a significant acquisition?

(1) For the purposes of this Part, a person makes a significant acquisition if—

(a) the person acquires an interest in a land rich landholder that is a relevant acquisition; or

(b) after the relevant acquisition is made, that person or another person acquires any part of the remaining interest in the land rich landholder.

(2) In this section—

acquire in relation to an interest in a land rich landholder has the same meaning as in section 77 of the Duties Act 2000;

interest in relation to a land rich landholder has the same meaning as in section 76(1) of the Duties Act 2000;

relevant acquisition means a relevant acquisition within the meaning of section 79 (other than subsection (1)(b)) of the Duties Act 2000 in respect of which duty is chargeable under Part 2 of Chapter 3 of that Act and which is not an exempt acquisition within the meaning of that Part.

Examples

1 B acquires a 60% interest in company XYZ Pty Ltd, which is a land rich landholder that owns land subject to GAIC. This acquisition is a relevant acquisition under section
79(1)(a) of the Duties Act 2000 and is a significant acquisition. B would be liable to pay 60% of the GAIC imposed in respect of the land subject to GAIC owned by XYZ. If C, after that significant acquisition, were to acquire 10% of the remaining interest in XYZ, C would be liable to pay 10% of the GAIC (indexed if applicable) imposed in respect of the land subject to GAIC owned by XYZ. Any further acquisitions of the remaining 30% interest in XYZ would also attract the imposition of GAIC in proportion to the interest acquired.

2 RST Pty Ltd is a company that is a land rich landholder. In October 2010, Y acquires a 30% interest in RST. This is not a significant acquisition. In 2011 T obtains a 40% interest in RST. As Y and T are associated persons there has now been a significant acquisition made up of 70% of the interest in RST, therefore Y and T are jointly and severally liable to pay 70% of the indexed amount of GAIC payable in relation to land subject to GAIC owned by RST.

Subdivision 3—Excluded subdivisions and building work

201RF Excluded subdivisions of land

For the purposes of this Part, a subdivision of land is an excluded subdivision of land if—

(a) the purpose of the subdivision is solely to create a lot for a utility installation; or

(b) the purpose of the subdivision is solely to provide land for transport infrastructure or any other public purpose; or

(c) the subdivision is carried out by a public authority or a municipal council and no additional lots are created; or

(d) the subdivision is carried out by a public authority or a municipal council and the following apply—

(i) the subdivision has resulted in the creation of additional lots, some of which no longer have a right of access to an existing road; and
(ii) each additional lot created by the subdivision that has no right of access to a road is retained by the public authority or a municipal council or sold to the owner of abutting land on condition that the lot is consolidated with that land; or

(e) the purpose of the subdivision is to realign the common boundary between 2 lots and the area of either lot after the realignment is reduced by no more than 5% of its original area; or

Example
The realignment of boundaries to accord with existing fence lines.

(f) the purpose of the subdivision is to create a lot not exceeding 2 hectares for the purposes of excising an existing dwelling on the land; or

Example
A land owner subdivides a 40 hectare parcel of land with an existing house into 2 lots—one lot is 38 hectares in area and the other lot is 2 hectares in area and the house is situated on that smaller lot.

(g) the land to be subdivided is not wholly in the contribution area and the purpose of the subdivision is to create 2 lots, one lot being land entirely in the contribution area and the other lot being land that is not in the contribution area.

201RG Excluded building work

(1) For the purposes of this Part, excluded building work is—

(a) the demolition of a building or part of a building; or

(b) the construction of a single dwelling; or
(c) the repair or reinstatement of an existing building; or

(d) any other building work with a value of less than the threshold amount.

(2) In this section—

threshold amount means—

(a) for building permits issued before or during the 2010/2011 financial year, $1 million; or

(b) for building permits issued in subsequent financial years, the amount determined in accordance with Part 3 of Schedule 1;

value in relation to building work means the cost of the building work on which the building permit levy is calculated under section 201 of the Building Act 1993.

(3) The Growth Areas Authority must publish the threshold amount calculated under Part 3 of Schedule 1 for the 2011/2012 financial year and each succeeding financial year before 1 June in the financial year immediately preceding that financial year—

(a) in the Government Gazette; and

(b) on the Growth Areas Authority's Internet site.

Subdivision 4—General

201RH Taxation Administration Act 1997

(1) This Part is to be read together with the Taxation Administration Act 1997 which provides for the administration and enforcement of this Part and other taxation laws.
Planning and Environment Act 1987
No. 45 of 1987

Part 9B—Growth Areas Infrastructure Contribution

s. 201RI

(2) Despite subsection (1), nothing in the Taxation Administration Act 1997 makes a member, officer or employee of the Growth Areas Authority or the Department a tax officer within the meaning of that Act.

201RI Part binds the Crown

This Part binds the Crown in right of Victoria and, so far as the legislative power of the Parliament permits, the Crown in all its other capacities.

Division 2—Imposition of growth areas infrastructure contribution

Subdivision 1—Liability for GAIC

201S Imposition of growth areas infrastructure contribution

(1) Subject to section 201SA, a growth areas infrastructure contribution is imposed in respect of the first GAIC event to occur in relation to any land in the contribution area unless the person liable to pay the contribution is exempted from that liability, in which case a growth areas infrastructure contribution is imposed in respect of the next GAIC event that occurs in relation to that land.

Note

Exemptions and reductions of liability to pay growth areas infrastructure contributions are set out in Division 3.

(2) Subject to section 201SLA, a growth areas infrastructure contribution may be imposed once only in respect of any land in the contribution area.
(3) Where a dutiable transaction relating to land in the contribution area has occurred in relation to less than the whole of the interest in the land or in a land rich landowner that owns the land and a growth areas infrastructure contribution was imposed in respect of that transaction, any further GAIC event that occurs in relation to a remaining interest in that land or land rich landowner is a first GAIC event relating to that interest.

Examples

1 Where land is jointly owned and one owner transfers his or her 30% interest in the land, that transfer will be the first GAIC event in relation to that 30% interest in the land. The purchaser will be liable to pay 30% of the GAIC payable in respect of the land. If the land is then subdivided, the subdivision will be a first GAIC event relating to the remaining 70% interest in the land and the remaining 70% of the GAIC will be payable in respect of that GAIC event by the owners of that 70% interest.

2 XYZ Pty Ltd is a land rich landholder that owns land subject to GAIC. A, B and C each hold respectively 30%, 30% and 40% interests in XYZ. D acquires the interests of A and B which is a significant acquisition, and is the first GAIC event relating to those interests. D will be liable to pay 60% of the GAIC payable in respect of the land. E then acquires D's 60% interest in XYZ but as GAIC has already been paid in respect of that interest, E is not liable to pay any GAIC on the acquisition. XYZ then transfers the land to IPL Pty Ltd. This dutiable transaction relating to land is a first GAIC event relating to the remaining interest in XYZ, and IPL will be liable to pay the remaining 40% of the GAIC (as indexed if applicable) payable in respect of the land.

201SA Circumstances where GAIC not imposed

Section 201S does not apply in respect of the following land—

(a) any land or part of any land that is the subject of a dutiable transaction relating to that land, if the land or part—
(i) has a total lot area of between 0·41 hectares and 10 hectares, or is part of a lot (the other part of the lot not being in the contribution area) and that part of the lot has a total lot area of between 0·41 hectares and 10 hectares; and

(ii) immediately before the commencement day had a habitable dwelling on it; or

(b) any land or part of any land that is the subject of a dutiable transaction relating to that land, if the land or part—

(i) has a total lot area of between 0·41 hectares and 5 hectares; or

(ii) is part of a lot (the other part of the lot not being in the contribution area) and that part of the lot has a total lot area of between 0·41 hectares and 5 hectares; or

(c) any land or part of any land that is the subject of a dutiable transaction relating to that land, if there is at the time of the occurrence of the transaction and on the relevant day—

(i) a registered restrictive covenant, or an agreement made under section 173, prohibiting subdivision of that land or part; or

(ii) a registered restrictive covenant, or an agreement made under section 173, limiting the use of that land or part to residential purposes and to the erection of a single dwelling; or
(d) any land or part of any land that is the subject of a GAIC event, if—

(i) the land or part on the relevant day and at the time of the occurrence of the event had a total lot area of 0·41 hectares or less; or

(ii) the land or part—

(A) was specified as a lot having an area of 0·41 hectares or less in a plan of subdivision authorised by a planning permit referred to in section 201RB(d)(i) and registration of the plan had taken effect before the time of the occurrence of the GAIC event; and

(B) is a lot having an area of 0·41 hectares or less at the time of the occurrence of the GAIC event; or

(iii) the land or part—

(A) was a lot created by an excluded subdivision of land referred to in section 201RF(f) or (g); and

(B) is a lot having an area of 0·41 hectares or less at the time of the occurrence of the GAIC event.

**201SB Liability for GAIC taken not to have arisen in certain circumstances**

Any liability to pay a growth areas infrastructure contribution that arises in respect of a GAIC event that occurs in relation to land in the contribution area is taken never to have arisen if—
(a) in the case of the issue of a statement of compliance relating to a plan of subdivision, the Registrar of Titles does not register the plan for any reason other than the reason that the requirements of section 22(1)(g) of the **Subdivision Act 1988** have not been complied with; or

(b) in the case of an application for a building permit—

   (i) the application is withdrawn; or

   (ii) the relevant building surveyor refuses to issue the building permit for any reason other than the reason that the requirements of section 24(4) of the **Building Act 1993** have not been complied with; or

(c) in the case of a dutiable transaction relating to land, the instrument that was intended to effect the transaction failed to give effect to the transaction within the meaning of section 260 of the **Duties Act 2000**.

### 201SC Liability for GAIC arising when GAIC event occurs

Liability to pay a growth areas infrastructure contribution arises when the relevant GAIC event occurs if the event—

(a) occurs on or after the commencement day; and

(b) relates to land that at the time of the event is in the contribution area.

**Notes**

1. See section 201SE for the time at which a GAIC event occurs.

2. See section 201RC for descriptions of the 4 types of contribution area land.
201SD Liability for GAIC arising after GAIC event occurs

(1) This section sets out the circumstances in which liability to pay a growth areas infrastructure contribution may arise after a GAIC event has occurred.

(2) In the case of type A land, liability to pay a growth areas infrastructure contribution arises on the commencement day if—

(a) a GAIC event occurred on or after the first announcement day and before the commencement day; and

(b) the land was brought within an urban development area before the commencement day.

(3) In the case of type B-1 land or type B-2 land, liability to pay a growth areas infrastructure contribution arises—

(a) if the GAIC event occurred on or after the first announcement day (in the case of type B-1 land) or on or after the second announcement day (in the case of type B-2 land) and before the commencement day—

(i) on the commencement day if the land was brought within a growth area, an urban growth boundary and an Urban Growth Zone before that day; or

(ii) on any later day within the 12 month period after the commencement day when the last of the following things has occurred—

(A) the land is brought within a growth area;

(B) the land is brought within an urban growth boundary;
(C) the land is brought within an Urban Growth Zone;

(b) if the GAIC event occurs after the commencement day and within the 12 month period after that day, on any later day after the event within that period when the last of the following things has occurred—

(i) the land is brought within a growth area;

(ii) the land is brought within an urban growth boundary;

(iii) the land is brought within an Urban Growth Zone;

Note
See section 201SE for the time at which a GAIC event occurs.

201SE Time of occurrence of GAIC event

For the purposes of this Part, a GAIC event occurs—

(a) in the case of a plan of subdivision of land, when the statement of compliance relating to the plan of subdivision is issued;

(b) in the case of an application for a building permit, when the application is made;

(c) in the case of a dutiable transaction relating to land other than a significant acquisition, at the time at which the transaction would be taken to have occurred under Chapter 2 of the Duties Act 2000;

(d) in the case of a significant acquisition—

(i) if the acquisition occurs on a particular day, on that day; or

(ii) if the acquisition occurs over a period of time, on the last day of that period.
201SF Persons liable to pay GAIC

(1) Subject to subsections (3) and (4), the person who is liable to pay a growth areas infrastructure contribution imposed in respect of a dutiable transaction relating to land in the contribution area is the person who would be taken to be the transferee in respect of that transaction under Part 1 of Chapter 2 of the Duties Act 2000.

Notes

1 In the case of a transfer of land, this would be the purchaser of the land.

2 Purchasers of land under certain contracts for the sale of land may deduct the amount of the GAIC payable at settlement from the purchase price of the land under section 50 of the Sale of Land Act 1962.

(2) The person who is liable to pay a growth areas infrastructure contribution imposed in respect of the issue of a statement of compliance relating to a plan of subdivision of, or an application for a building permit to carry out building work on, land in the contribution area is the person who owns the land immediately after the statement is issued or the application is made (as the case may be).

(3) In the case of a sub-sale of dutiable property referred to in section 10(1)(a) of the Duties Act 2000, a person who is liable to pay a growth areas infrastructure contribution imposed in respect of that sub-sale is the subsequent purchaser to whom the property is transferred.

(4) In the case of a significant acquisition, the following persons are jointly and severally liable to pay the growth areas infrastructure contribution imposed in respect of the acquisition—

(a) the person who makes the acquisition; and
(b) the land rich landholder, or if the landholder is a unit trust scheme (within the meaning of the Duties Act 2000), the trustee of the landholder; and

(c) if the significant acquisition results from an aggregation of acquisitions by the person referred to in paragraph (a) and other persons—each of those other persons.

(5) For the purpose of assessing a growth areas infrastructure contribution under this Act in relation to land in the contribution area, joint tenants of that land are taken to hold the land as tenants in common in equal shares.

Note
Other persons may be liable to pay a growth areas infrastructure contribution under section 201SMAA or 201SRA.

Subdivision 2—Amount of GAIC and when payable

201SG Amount of GAIC

(1) The amount of a growth areas infrastructure contribution payable in respect of a GAIC event that occurs in a financial year is based on the growth areas infrastructure contribution payable per hectare for that financial year under this section.

(2) In calculating the amount of growth areas infrastructure contribution under subsection (1) the area of land in hectares will be rounded off to the fifth decimal point.

Example
If the area of the land is 93·675897 hectares, the growth areas infrastructure contribution will be calculated on 93·67590 hectares.
(3) Subject to section 201SI, the amount of the growth areas infrastructure contribution that is payable in the 2010/2011 financial year is—

(a) for type A land—$80 000 per hectare;

(b) for type B-1 land or type B-2 land—$95 000 per hectare;

(c) for type C land—$95 000 per hectare.

Examples

1 A person sells a parcel of land in October 2010 that has a total area of 10 hectares consisting of 3 lots of land on separate titles. Lot 1 is 3 hectares in area and is not in the contribution area and lot 2 is 3 hectares in area and is in the contribution area but GAIC does not apply to that land under section 201SA because it is subject to a registered restrictive covenant that prohibits subdivision. However lot 3 is 4 hectares in area and is type A land. In this case the purchaser will be liable to pay a GAIC of $320 000 in relation to the lot 3 land only.

2 A person who co-owns a 5 hectare lot of type A land as a tenant in common sells his or her 20% interest in the land in October 2010. The purchaser of the land will be liable to pay a GAIC of $80 000. If any of the co-owners, who hold the remaining 80% interest in the land, disposes of his or her interest in the land, the relevant purchaser will be liable to pay the GAIC (indexed if applicable) in proportion to that interest.

3 A person obtains a 50% interest in a land rich landholder company which owns 2 hectares of type A land (a significant acquisition). The person would be liable to pay 50% of the GAIC in respect of the type A land based on the relevant contribution rate for that financial year. If the rate was $84 000 per hectare for type A land in that year, the amount payable would be $84 000.

(4) Subject to section 201SI, the amount of the growth areas infrastructure contribution payable in the 2011/2012 financial year and in each subsequent financial year is—
(a) for type A land—the adjusted contribution for that financial year for that type of land per hectare;

(b) for type B-1 land or type B-2 land—the adjusted contribution for that financial year for that type of land per hectare;

(c) for type C land—the adjusted contribution for that financial year for that type of land per hectare.

(5) The Minister must publish the amount of the adjusted contribution for each type of land for the 2011/2012 financial year and each succeeding financial year before 1 June in the financial year immediately preceding that financial year—

(a) in the Government Gazette; and

(b) on the Department's Internet site.

(6) In this section the *adjusted contribution* for each type of land is—

(a) an amount of growth areas infrastructure contribution fixed by the Minister under section 201SH for that type of land; or

(b) if no amount is fixed under section 201SH, the maximum adjusted growth areas infrastructure contribution calculated in accordance with Part 4 of Schedule 1 for that type of land and approved by the Minister.

(7) The Growth Areas Authority must calculate the maximum adjusted growth areas infrastructure contribution amounts for type A land, type B-1 land, type B-2 land and type C land in accordance with Part 4 of Schedule 1 and submit those calculations to the Minister for approval.
201SH  Minister may fix lower increase in GAIC

(1) The Minister, with the agreement of the Treasurer, may fix the adjusted growth areas infrastructure contribution for type A land, type B-1 land, type B-2 land or type C land at a lower amount than the maximum adjusted growth areas infrastructure contribution calculated in accordance with section 201SG for that type of land in a particular financial year.

(2) An amount of growth areas infrastructure contribution fixed by the Minister under subsection (1) for a type of land in a particular financial year must not be less than the amount of growth areas infrastructure contribution payable in respect of that type of land in the financial year immediately preceding that financial year.

201SI  Governor in Council may fix lower GAIC

(1) The Governor in Council, on the recommendation of the Minister, may, by order, fix an amount of growth areas infrastructure contribution payable for any financial year in respect of any one or more of the types of land referred to in section 201SG that are in a particular growth area that is lower than the amount that would have otherwise applied under section 201SG in respect of that land.

(2) The Minister may make a recommendation under this section only with the agreement of the Treasurer.

(3) An order made under this section in respect of a financial year—

(a) must be published in the Government Gazette before 1 June in the financial year immediately preceding that financial year; and
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(b) has effect from the beginning of the financial year in respect of which the amount is fixed.

Note

The Governor in Council may fix a lower amount of growth areas infrastructure contribution in respect of any one or more of the types of land referred to in section 201SG that are in a particular growth area for the 2010/2011 financial year under section 218.

201SJ Instrument or statement must be lodged evidencing dutiable transaction

(1) Subject to this section, a person who is liable to pay a growth areas infrastructure contribution in respect of a dutiable transaction relating to land must, within 3 months after the liability to pay the contribution arises, lodge with the Commissioner any written instrument that effects the transaction.

(2) If the dutiable transaction is not effected by a written instrument, the person must, within 3 months after the liability to pay the growth areas infrastructure contribution arises, lodge with the Commissioner a written statement.

(3) The statement must be in a form approved by the Commissioner.

(4) Subsection (1) does not apply to a person who has lodged with the Commissioner under section 15 of the Duties Act 2000 an instrument or instruments effecting the dutiable transaction relating to land within that 3 month period.

(5) Subsection (2) does not apply to a person who has lodged with the Commissioner under section 14 of the Duties Act 2000 a written statement relating to the dutiable transaction relating to land within that 3 month period.
(6) This section does not apply in respect of—

(a) a dutiable transaction relating to land that is
effected electronically in accordance with the
Electronic Transactions (Victoria) Act 2000; or

(b) a significant acquisition, if an acquisition
statement has been lodged in respect of that
significant acquisition in accordance with
section 201SK.

201SK Acquisition statement

(1) A person who makes a significant acquisition of
an interest in a land rich landholder must prepare
an acquisition statement in accordance with
subsection (3) and lodge it with the Commissioner
within 3 months after the date of the acquisition.

(2) If the land rich landholder prepares and lodges the
acquisition statement in accordance with this
section, the person who makes the significant
acquisition need not comply with subsection (1).

(3) The acquisition statement must be in a form
approved by the Commissioner and must contain
the following information—

(a) a description of the land of the landholder to
which the acquisition relates as at the date of
the acquisition, including the size of the
land;

(b) the name and address of the person who has
acquired the interest;

(c) the amount of interest in the landholder that
has been acquired;

(d) the date on which the interest was acquired;
(e) if the significant acquisition results from the aggregation of the interests of associated persons, particulars of the interests acquired by the person and any associated persons on the date of the acquisition and within 3 years before that date;

(f) if the significant acquisition results from the aggregation of the interests of persons who acquired interests because of section 79(1)(a)(iii) of the *Duties Act 2000*, particulars of the interests acquired by the person and all other persons involved;

(g) any other information that the Commissioner may require.

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201SL **When and to whom the GAIC is payable**

(1) Subject to sections 201SMAA, 201SP and 201SS, if liability to pay a growth areas infrastructure contribution arises on the day on which the relevant GAIC event occurs, the contribution (whether in whole or in part) must be paid to the Commissioner—

(a) in the case of liability arising from issue of a statement of compliance, within 3 months after the liability arises;

(b) in the case of liability arising from an application for a building permit, before the permit is issued;

(c) in the case of liability arising from a dutiable transaction relating to land, within 3 months after the liability arises.

(2) Subject to sections 201SMAA, 201SP and 201SS, if liability to pay a growth areas infrastructure contribution arises after the relevant GAIC event occurs, the person liable to pay the contribution (whether in whole or in part) must pay the
contribution to the Commissioner within 3 months after the liability arises.

Note
The circumstances in which liability may arise later than the time at which a GAIC event occurs are set out in section 201SD.

(3) In subsections (1) and (2), a reference to a growth areas infrastructure contribution does not include any part of a growth areas infrastructure contribution that is deferred under section 201SM.

(4) Nothing in this section prevents a person paying to the Commissioner a growth areas infrastructure contribution that the person may be liable to pay in respect of a GAIC event that has not yet occurred.

(5) Despite subsections (1) and (2), if an application is made under section 201TE, 201TF, 201TH or 201TI for a reduction of, or an exemption from, the whole or part of a person's liability to pay a growth areas infrastructure contribution, the contribution must be paid to the Commissioner by the later of the following—

(a) the day by which the contribution must be paid under subsection (1) or (2) (as the case requires);

(b) within 14 days after the person who made the application receives a notice under section 201TG or 201TK of the determination of the application.

Note
The period within which a growth areas infrastructure contribution must be paid can also be extended by the Growth Areas Infrastructure Contribution Hardship Relief Board under section 201TJ(4)(d).
201SLA Refund of GAIC if land no longer in contribution area

(1) Subject to subsection (2), if land in respect of which a growth areas infrastructure contribution has been paid ceases to be in the contribution area within 3 years after the liability to pay the contribution arose, the person who paid the contribution is entitled to a refund by the Commissioner under Part 4 of the Taxation Administration Act 1997 of that contribution including any indexation of that contribution.

(2) If the person who paid the growth areas infrastructure contribution under subsection (1) was a purchaser of land under a contract for the sale of land of a class referred to in section 50(1) of the Sale of Land Act 1962 and that purchaser deducted the amount of the contribution from the purchase price under section 50(2) of that Act, the taxpayer is taken to be the vendor of that land under that contract for the sale of land for the purposes of Part 4 of the Taxation Administration Act 1997.

(3) If land referred to in subsection (1) subsequently becomes land that is in the contribution area, section 201S(1) applies as if the next GAIC event, which occurs in relation to that land after it becomes land that is in the contribution area, is the first GAIC event that occurs in relation to that land.

(4) Nothing in this section entitles a person who has been given approval under Subdivision 4 for the staged payment of a growth areas infrastructure contribution to a refund of that contribution.
Subdivision 2A—Work-in-kind agreements

201SLB Minister may enter into agreements

(1) The Minister may, in accordance with this Subdivision, enter into an agreement with a person for the provision by that person of land or works or a combination of land and works to meet the whole or part of that person's liability or expected liability to pay a growth areas infrastructure contribution (a work-in-kind agreement).

(2) A work-in-kind agreement may be entered into with other parties in addition to the person liable to pay the growth areas infrastructure contribution.

Note
Other parties may include another Minister or a public authority or an owner of land affected by the work-in-kind agreement.

(3) The land or works to be provided under a work-in-kind agreement must be—

(a) situated in a growth area; and

(b) of a type that may be funded from the Growth Areas Public Transport Fund under section 201VA or from the Building New Communities Fund under section 201VB.

(4) A work-in-kind agreement relating to a growth areas infrastructure contribution must be entered into before the day on which the contribution is payable.
(5) A work-in-kind agreement relating to a growth areas infrastructure contribution may be entered into whether or not the liability to pay the contribution arose before the commencement of this Subdivision.

(6) A work-in-kind agreement relating to a growth areas infrastructure contribution may be entered into in conjunction with the deferral of that contribution under Subdivision 3 or an approval for staged payment of that contribution under Subdivision 4.

(7) Before agreeing to enter into a work-in-kind agreement, the Minister must—

(a) consult with any other Minister that the Minister considers has a relevant interest in the subject matter of the agreement; and

(b) if the value of the work-in-kind agreement (within the meaning of section 201SLC(1)(e)) exceeds $2 million, obtain the approval of the Treasurer.

201SLC Matters to be included in a work-in-kind agreement

(1) A work-in-kind agreement must include the following matters—

(a) a description of any works to be carried out under the agreement;

(b) a description of the land on which any works are to be carried out under the agreement;

(c) a description of any land to be transferred under the agreement;

(d) the due date by which the agreement or any stage of the agreement is to be performed;
(e) the agreed value of any land to be transferred under the agreement or the agreed value of any works to be carried out under the agreement or the agreed value of the combination of both of those things (as the case requires) (the value of the work-in-kind agreement);

(f) the method or methods for calculating the value of works to be carried out under the agreement if they are only partly carried out;

(g) dispute resolution procedures;

(h) any other matters that the Minister thinks appropriate.

(2) A work-in-kind agreement may include provisions setting out the circumstances in which the agreement is ended wholly or as to any part of the land affected by the agreement.

**201SLD Work-in-kind agreement may contain restriction on land dealings**

(1) A work-in-kind agreement may contain a term that restricts a person, who has entered into the agreement to meet a liability to pay a growth areas infrastructure contribution or another person who is a party to the agreement, from any dealing or dealings with the following land unless the person has obtained the consent of the Minister—

(a) land that is to be transferred under the agreement;

(b) land on which works are to be carried out under the agreement (other than Crown land);

(c) the whole or part of the land in respect of which the growth areas infrastructure contribution is imposed.
(2) In this section, dealing, in relation to land, includes entering into any sale, transaction or arrangement, or obtaining or granting any lease, licence or approval, with respect to the land, or making any improvements of a durable nature to the land, but does not include any of the following—

(a) a sale of any of the land to the person to whom the land is to be transferred under the work-in-kind agreement;

(b) any approvals relating to a plan of subdivision of the land to enable a sale of land for the purposes of paragraph (a);

(c) any works required to be carried out on the land under the work-in-kind agreement or approvals relating to those works;

(d) any approvals relating to the plan of subdivision of the land or building works to be carried out on the land in respect of which the growth areas infrastructure contribution is imposed;

(e) the discharging of the whole or any part of the land from any mortgage affecting that land.

201SLE Copy of work-in-kind agreement must be given to Commissioner and Growth Areas Authority

The Minister must give the Commissioner and the Growth Areas Authority a copy of a work-in-kind agreement entered into under this Subdivision.

201SLF Amendment of work-in-kind agreement

(1) The Minister may, with the agreement of the person who has entered into a work-in-kind agreement to meet a liability to pay a growth areas infrastructure contribution and all other parties to
the agreement, amend the agreement to vary the terms of, or the parties to, the agreement.

(2) The Minister must give to the Commissioner and the Growth Areas Authority a copy of a work-in-kind agreement amended under subsection (1).

201SLG Ending of work-in-kind agreement

(1) The Minister may, with the agreement of the person who has entered into a work-in-kind agreement to meet a liability to pay a growth areas infrastructure contribution and all other parties to the agreement, end a work-in-kind agreement.

(2) The Minister must notify, in writing, the Commissioner and the Growth Areas Authority of the ending of a work-in-kind agreement under subsection (1).

(3) The power to end a work-in-kind agreement under subsection (1) is in addition to any other right that the Minister has to end a work-in-kind agreement in accordance with the agreement or at law.

201SLH Work-in-kind agreements to be recorded by Registrar of Titles

(1) The Minister must apply to the Registrar of Titles to record a work-in-kind agreement on any folio of the Register relating to the following land (the land affected by the work-in-kind agreement)—

(a) land that is to be transferred under the agreement;

(b) land on which works are to be carried out under the agreement (other than Crown land);

(c) the whole or part of the land in respect of which the growth areas infrastructure contribution relating to the agreement is imposed.
(2) An application must—

(a) be in a form approved by the Registrar of Titles; and

(b) be accompanied by a copy of the work-in-kind agreement.

(3) The Registrar of Titles, on receiving an application that complies with subsection (2), may make a recording on each folio of the Register relating to land affected by the work-in-kind agreement.

(4) After the making of a recording in the Register—

(a) the burden of any covenant in the work-in-kind agreement runs with the land affected by that burden; and

(b) the Minister may enforce the covenant against any person deriving title from any person who entered into the covenant as if it were a restrictive covenant despite the fact that it may be positive in nature or that it is not for the benefit of any land of the Crown.

(5) The Minister must apply to the Registrar of Titles—

(a) if an amendment is made to the work-in-kind agreement, for the Registrar of Titles to remove the existing agreement from each folio of land on which the agreement is recorded and record the amended agreement on each folio of the Register relating to land affected by the work-in-kind agreement; or

(b) if a work-in-kind agreement is ended wholly or as to any part of the land, for the Registrar of Titles to, as appropriate, remove in whole or in part the recording of the agreement from any folio of the Register on which the agreement is recorded.
(6) An application under subsection (5) must—

(a) be in a form approved by the Registrar of Titles; and

(b) in the case of a work-in-kind agreement that has been amended, be accompanied by a copy of the agreement in its amended form.

(7) The Registrar of Titles, on receiving an application that complies with subsection (6), may (as the case requires)—

(a) remove the existing agreement from each folio of land on which the agreement is recorded and record the amended agreement on each folio of the Register relating to land affected by the work-in-kind agreement; or

(b) as appropriate, remove in whole or in part the recording of the agreement from any folio of the Register on which the agreement is recorded.

201SLI Restrictions on dealings with land

(1) A person, who is subject to a restriction on dealing with land that has been specified in a work-in-kind agreement in accordance with section 201SLD, must not, without the consent of the Minister, enter into or effect such a dealing with that land (within the meaning of section 201SLD) while the agreement is in force.

(2) Nothing in this section prevents—

(a) a mortgagee from exercising a power of foreclosure or sale in respect of the whole or any part of land that is subject to a restriction referred to in subsection (1); or
(b) an application to the Registrar of Titles for the registration of a charge in respect of unpaid tax (within the meaning of the Taxation Administration Act 1997) over the whole or any part of land that is subject to a restriction referred to in subsection (1).

201SLJ Entering into a work-in-kind agreement does not discharge GAIC

The entering into a work-in-kind agreement by a person to meet the whole or part of a liability to pay a growth areas infrastructure contribution does not discharge the person from that liability.

Note

It is not until the person performs their obligations in accordance with the work-in-kind agreement that the value of the land or works provided can be taken to be a payment towards the growth areas infrastructure contribution owed (see section 201SLM).

201SLK Person must notify the Growth Areas Authority of performance of agreement

A person who has entered into a work-in-kind agreement to meet a liability to pay a growth areas infrastructure contribution must, without delay, notify the Growth Areas Authority in writing of the following—

(a) the performance of the agreement;

(b) the performance of any stage of the agreement that must be performed by a due date specified in the agreement;

(c) if the agreement is not wholly performed by the due date for performance, how much of the agreement has been performed.
201SLL Growth Areas Authority must determine whether agreement has been performed

(1) The Growth Areas Authority acting on behalf of the Minister must, after receiving notification under section 201SLK, determine the following—

(a) whether a work-in-kind agreement or a stage of a work-in-kind agreement, which has an agreed value under the agreement, has been performed by the due date for performance;

(b) if a work-in-kind agreement has only been partly performed by the due date for performance or before it has been ended in accordance with section 201SLG(1), the value of the land or works provided in accordance with the agreement.

(2) The Growth Areas Authority must, without delay, notify the Commissioner in writing of any determination made under subsection (1).

201SLM Performance of work-in-kind agreement taken to be payment of GAIC

(1) A person who has entered into a work-in-kind agreement to meet the whole or part of a liability to pay a growth areas infrastructure contribution is taken to have paid to the Commissioner an amount of that contribution that is equivalent to—

(a) if the agreement is wholly performed, the agreed value of the agreement; or

(b) if a stage of the agreement is wholly performed, the agreed value of that stage; or

(c) if the agreement is partly performed, the value of the land or works provided under the agreement as determined by the Growth Areas Authority.
(2) A person is taken to have paid an amount of a growth areas infrastructure contribution under subsection (1) at the time at which the Commissioner receives a notice from the Growth Areas Authority under section 201SLL(2) of its determination of the relevant matter referred to in subsection (1)(a), (b) or (c).

201SLN Person in default if work-in-kind agreement not performed by due date

(1) If—

(a) a person liable to pay a growth areas infrastructure contribution has entered into a work-in-kind agreement to meet the whole or part of that liability and fails to perform that agreement or a stage of that agreement in accordance with the terms of the agreement by the due date for performance; and

(b) the contribution has been deferred under Subdivision 3 or is subject to an approval for staged payment under Subdivision 4—

the whole of the contribution becomes immediately payable as if the contribution had never been deferred or the approval had never been given.

Note

If the whole of the contribution is treated as never having been deferred or being subject to an approval for staged payment, a tax default within the meaning of the Taxation Administration Act 1997 will occur in respect of payment of the whole of the contribution that the person would have had to pay if the person had not deferred the contribution or been given the approval for staged payment. Under Part 5 of that Act the person will then be liable to pay interest and penalty tax from what would have been the last day for payment of the whole of the contribution under section 201SL or 201SMAA(6).
(2) Despite subsection (1), a person remains liable under the work-in-kind agreement to perform the obligations under the agreement.

Subdivision 3—Deferral of GAIC

201SM Person may elect to defer payment of GAIC

(1) Subject to subsection (2), a person who is liable to pay a growth areas infrastructure contribution imposed in respect of a dutiable transaction relating to land may elect to defer the payment of up to 100% of that contribution.

(2) A person who is liable to pay a growth areas infrastructure contribution under section 201SMAA may elect to defer the payment of the whole of that contribution.

(3) An election must be made to the Commissioner—

(a) in a form approved by the Commissioner; and

(b) before the day on which the contribution is payable.

(4) An election to defer the payment of the whole or part of a growth areas infrastructure contribution under subsection (1) takes effect from the time that the liability to pay the contribution arises.

(5) An election to defer the payment of a growth area infrastructure contribution under subsection (2) takes effect from the time the liability to pay the contribution arises in accordance with section 201SMAA(5).

(6) A person who has deferred the payment of part of a growth areas infrastructure contribution under this section must pay the part of the contribution
that has not been deferred in accordance with section 201SL.

(7) If a part of a growth areas infrastructure contribution that has not been deferred under this section is not paid in accordance with section 201SL, the whole of the contribution becomes immediately payable as if the election of the deferral had never been made.

Note

If the non-deferred part of a growth areas infrastructure contribution is not paid within the period for payment under section 201SL, a tax default within the meaning of the Taxation Administration Act 1997 will occur in respect of payment of the whole of the contribution that the person would have had to pay if the person had not deferred part of the contribution. Under Part 5 of that Act, the person will then be liable to pay interest and penalty tax from what would have been the last day for payment of the whole of the contribution under section 201SL.

201SMMA Liability to pay deferred GAIC in relation to subsequent dutiable transactions

(1) This section applies if—

(a) a person (the \textit{relevant person}) who is liable to pay a growth areas infrastructure contribution in relation to land has deferred the payment of the whole or part of that contribution under section 201SM(1); and

(b) a subsequent dutiable transaction relating to land occurs in relation to the whole or part of the land in respect of which the contribution is imposed.

(2) Subject to this section, on the occurrence of that subsequent dutiable transaction—

(a) except in the case of a significant acquisition, the person who would be taken to be the transferee in respect of the subsequent dutiable transaction under Part 1
of Chapter 2 of the *Duties Act 2000* becomes liable to pay the amount of deferred growth areas infrastructure contribution; or

(b) in the case of a subsequent dutiable transaction that is a sub-sale of dutiable property referred to in section 10(1)(a) of the *Duties Act 2000*, the subsequent purchaser to whom the property is transferred becomes liable to pay the amount of deferred growth areas infrastructure contribution; or

(c) in the case of a subsequent dutiable transaction that is a significant acquisition, the following persons are jointly and severally liable to pay the amount of deferred growth areas infrastructure contribution—

(i) the person who makes the acquisition; and

(ii) the land rich landholder, or if the landholder is a unit trust scheme (within the meaning of the *Duties Act 2000*), the trustee of the landholder; and

(iii) if the significant acquisition results from an aggregation of acquisitions by the person referred to in subparagraph (i) and other persons—each of those other persons.

(3) Subject to subsection (4), the liability of the relevant person to pay the deferred growth areas infrastructure contribution is extinguished;

(4) If the subsequent dutiable transaction occurred in relation to less than the whole of the interest in the land or in a land rich landowner that owns the land—

(a) the liability of the subsequent transferee to pay the growth areas infrastructure contribution will be in proportion to the
proportion of the interest in the land or land rich landowner that was the subject of the subsequent dutiable transaction; and

(b) the relevant person remains liable to pay the remaining part of that deferred growth areas infrastructure contribution.

Example

ABC Pty Ltd bought type B land in 2011. The GAIC liability for the land was $600,000. ABC Pty Ltd paid 30% GAIC liability ($180,000) and deferred 70% of the liability. In 2012, ABC Pty Ltd sold 50% of its interest in the land to XYZ Pty Ltd.

XYZ Pty Ltd is liable to pay 50% of the deferred 70% GAIC plus interest and can elect to defer that amount of assumed liability. ABC Pty Ltd's deferral continues in respect of the remaining 50% of the deferred 70% GAIC plus interest. There is a charge on the land for the whole deferred GAIC plus interest when it comes due.

The relevant person is relieved of the liability to pay their deferred GAIC liability upon occurrence of the subsequent dutiable transaction relating to the land. The relief from liability can be partial or in full, depending on the extent of the disposed interest in the land or landholder by the relevant person.

(5) The liability under this section to pay a growth areas infrastructure contribution arises from the time the subsequent dutiable transaction relating to the land occurs.

(6) Subject to sections 201SP and 201SS, a growth areas infrastructure contribution for which a subsequent transferee is liable under this section must be paid to the Commissioner—

(a) if an application is made under section 201TE, 201TF or 201TH for a reduction of, or an exemption from, the whole or part of the liability to pay the contribution, by the later of the following—
(i) within 3 months after the liability arises;

(ii) within 14 days after the person who made the application receives a notice under section 201TG or 201TK of the determination of the application; or

(b) in any other case, within 3 months after the liability arises.

Note

The period within which a growth areas infrastructure contribution must be paid can be extended by the Growth Areas Infrastructure Contribution Hardship Relief Board under section 201TJ(4)(d).

(7) This section also applies to succeeding subsequent dutiable transactions relating to the land.

(8) In this section a dutiable transaction relating to land occurs—

(a) in the case of a dutiable transaction relating to land other than a significant acquisition, at the time at which the transaction would be taken to have occurred under Chapter 2 of the Duties Act 2000; and

(b) in the case of a significant acquisition—

(i) if the acquisition occurs on a particular day, on that day; or

(ii) if the acquisition occurs over a period of time, on the last day of that period.

(9) In this section subsequent transferee means a person referred to in subsection (2).

Note

A reference to an amount of deferred growth areas infrastructure contribution in this section includes that contribution as indexed under section 201SMA and includes interest payable under this Subdivision in respect of that contribution under section 201SMA (see section 201SMA(8)).
201SMA Indexation and interest applying to deferred GAIC

(1) A growth areas infrastructure contribution that is deferred in whole or in part under section 201SM—

(a) is to be indexed in accordance with section 201SN for the period specified in this section (if any) from the time that the liability to pay the contribution arose before the first deferral of payment of the contribution under section 201SM(1); and

(b) is subject to the payment of interest calculated at the rate set out in section 201SO for the period specified in this section (if any).

(2) In the case of type A land, if the dutiable transaction relating to that land occurs before the commencement day, the deferred contribution is to be indexed until the earlier of the following—

(a) the contribution is paid in accordance with section 201SP or 201SMAA(6);

(b) approval is given for staged payment of the contribution under Subdivision 4.

(3) In the case of type A land, if the dutiable transaction relating to that land occurs on or after the commencement day and before the land becomes part of a precinct structure plan area—

(a) the deferred contribution is to be indexed until the earlier of the following—

(i) the land becomes part of that area;

(ii) the contribution is paid in accordance with section 201SP or 201SMAA(6); and
(b) if the deferred contribution is not paid under paragraph (a)(ii), the deferred contribution (as indexed) is subject to the payment of interest from the time that the land becomes part of a precinct structure plan area until the earlier of the following—

(i) the contribution is paid in accordance with section 201SP or 201SMAA(6);

(ii) approval is given for staged payment of the contribution under Subdivision 4.

(4) In the case of type A land, if the dutiable transaction relating to that land occurs on or after the commencement day and after the land becomes part of a precinct structure plan area, the deferred contribution is subject to the payment of interest from the time that the liability to pay the contribution arose before the first deferral of payment of the contribution under section 201SM(1) until the earlier of the following—

(a) the contribution is paid in accordance with section 201SP or 201SMAA(6);

(b) approval is given for staged payment of the contribution under Subdivision 4.

(5) In the case of type B-1 land, type B-2 land or type C land, if the dutiable transaction relating to that land occurs before the land becomes part of a precinct structure plan area—

(a) the deferred contribution is to be indexed until the earlier of the following—

(i) the land becomes part of that area;
(ii) the contribution is paid in accordance with section 201SP or 201SMAA(6); and

(b) if the deferred contribution is not paid under paragraph (a)(ii), the deferred contribution (as indexed) is subject to the payment of interest from the time that the land becomes part of a precinct structure plan area until the earlier of the following—

(i) the contribution is paid in accordance with section 201SP or 201SMAA(6);

(ii) approval is given for staged payment of the contribution under Subdivision 4.

(6) In the case of type B-1 land, type B-2 land or type C land, if the dutiable transaction relating to that land occurs on or after the land becomes part of a precinct structure plan area, the deferred contribution is subject to the payment of interest from the time that the liability to pay the contribution arose before the first deferral of payment of the contribution under section 201SM(1) until the earlier of the following—

(a) the contribution is paid in accordance with section 201SP or 201SMAA(6);

(b) approval is given for staged payment of the contribution under Subdivision 4.

(7) In this section, type A land will be taken to have become part of a precinct structure plan area if the land—
(a) is zoned under an planning scheme as a Comprehensive Development Zone and is subject to a Comprehensive Development Plan incorporated by that planning scheme; or

(b) is within an urban development area and is subject to a Development Plan approved by the responsible authority in accordance with the planning scheme that applies to that land.

(8) If, under this section—

(a) a growth areas infrastructure contribution is to be indexed in accordance with section 201SN for the period specified in this section, a reference in this Part to that contribution is taken to be a reference to that contribution as so indexed; and

(b) a growth areas infrastructure contribution is subject to the payment of interest calculated at the rate set out in section 201SO for the period specified in this section, a reference in this Part to that contribution is taken to include the amount of interest payable under this Subdivision in respect of that contribution.

201SN Method of calculating indexation of deferred GAIC

(1) If the whole or part of a growth areas infrastructure contribution has been deferred under section 201SM and is subject to indexation under section 201SMA, the deferred amount of growth areas infrastructure contribution is indexed in accordance with this section.

(2) Indexation of a deferred amount of growth areas infrastructure contribution is to be calculated at the end of each financial year after the liability to pay the contribution arose before the first deferral
of payment of the contribution under
section 201SM(1).

(3) The indexation of a deferred amount of growth
areas infrastructure contribution for the 2011/2012
financial year and each subsequent financial year
is calculated in accordance with Part 5 of
Schedule 1.

(4) The deferred amount of a growth areas
infrastructure contribution, after indexation, for a
financial year is the adjusted deferred amount of
the contribution for that financial year within the
meaning of Part 5 of Schedule 1.

S. 201SO
inserted by
No. 23/2010
s. 9.

S. 201SO(1)
amended by
No. 31/2011
s. 13.

201SO Interest payable on deferred GAIC

(1) If the whole or part of a growth areas
infrastructure contribution has been deferred
under section 201SM and is subject to the
payment of interest under section 201SMA, the
amount of interest is calculated at the 10-year
bond rate applying from time to time.

(2) The interest is calculated on a daily basis for the
period that the interest is payable under section
201SMA and is calculated on the deferred amount
of the growth areas infrastructure contribution.

(3) In this section the 10-year bond rate in respect of
any day is the average of the daily yields for the
10-year Treasury Corporation of Victoria bond
(published from time to time by the Treasury
Corporation of Victoria established under Part 2
of the Treasury Corporation of Victoria Act
1992) for the month of May in the financial year
preceding the financial year in which the day
occurs.
201SOA Remission of interest by Commissioner

The Commissioner, in such circumstances as the Commissioner considers appropriate, may remit interest payable under this Subdivision by any amount.

201SOB Removal of liability for GAIC if land ceases to be in contribution area

If land, in respect of which a growth areas infrastructure contribution has been deferred, ceases to be in the contribution area within 3 years after the liability to pay the contribution arose, the liability to pay that deferred contribution is extinguished to the extent that it relates to the land that has ceased to be in the contribution area.

201SP Deferred GAIC and interest must be paid to Commissioner by due date

(1) Subject to section 201SS, a person who under this Subdivision has deferred the payment of the whole or part of a growth areas infrastructure contribution imposed in respect of a dutiable transaction relating to land (other than a significant acquisition) must pay to the Commissioner that deferred contribution on or before the first of the following to occur—

(a) the issue of a statement of compliance relating to a plan of subdivision of all or any part of that land (other than a subdivision of land solely to enable land to be transferred in accordance with a work-in-kind agreement); or

(b) the making of an application for a building permit to carry out building work on all or any part of that land.

S. 201SOA inserted by No. 23/2010 s. 9.

S. 201SOB inserted by No. 23/2010 s. 9.

S. 201SP inserted by No. 23/2010 s. 9.

S. 201SP(1) amended by No. 31/2011 s. 14(1).

S. 201SP(1)(a) amended by No. 31/2011 s. 14(2).
(2) Subject to section 201SS, a person who under this Subdivision has deferred the whole or part of a growth areas infrastructure contribution imposed in respect of a significant acquisition of an interest in a land rich landholder must pay to the Commissioner that deferred contribution on or before the first of the following to occur—

(a) the issue of a statement of compliance relating to a plan of subdivision of all or part of the land held by the land rich landholder in respect of which the liability to pay the deferred contribution is imposed;

(b) the making of an application for a building permit to carry out building work on all or any part of the land held by the land rich landholder in respect of which the liability to pay the contribution is imposed.

**Example**

RST Pty Ltd is a land rich landholder that owns land subject to GAIC. X holds 60% of the interest in RST and disposes of that interest to Y. Y has made a significant acquisition and is liable to pay 60% of the GAIC payable in respect of the land. Y defers the payment of the GAIC under this Subdivision. RST applies for a building permit to carry out work on the land. Y and RST are jointly and severally liable to pay the deferred GAIC together with the interest relating to the GAIC on or before the application for the building permit is made by RST. RST is also liable to pay 40% of the GAIC payable in respect of the land (indexed if applicable) arising from the building works. However, the time for paying both GAIC payments does not apply if RST applies for approval of the staged payment of the GAIC under Subdivision 4.

(3) The time for payment of a growth areas infrastructure contribution under section 201SL does not apply in respect of the whole or part of a growth areas infrastructure contribution deferred under this Subdivision.
(4) In this section—

building work does not include excluded building work;

subdivision of land does not include an excluded subdivision of land.

201SPA Default on payment of deferred GAIC

If a person does not pay the deferred growth areas infrastructure contribution when due for payment under section 201SP, the amount of the contribution deferred under section 201SM becomes immediately payable as if the election of the deferral had never been made.

Note

If the deferred growth areas infrastructure contribution, including any indexation and interest, is not paid when due under section 201SP, a tax default within the meaning of the Taxation Administration Act 1997 will occur in respect of payment of the whole of the contribution that the person would have had to pay if the person had not deferred part of the contribution. Under Part 5 of that Act, the person will then be liable to pay interest and penalty tax from what would have been the last day for payment of the whole of the contribution under section 201SL or 201SMAA(6).

201SQ Deferred GAIC becomes a charge on the land

(1) A growth areas infrastructure contribution that has been deferred under this Subdivision and that has not been paid by the due date for payment under section 201SP is a charge on the land in respect of which the contribution is imposed.

(2) The charge has priority over all other encumbrances to which the land is subject.
(3) If a bona fide purchaser for value of the land subject to the charge obtains a GAIC certificate from the Commissioner in respect of the land, the charge does not secure any amount of growth areas infrastructure contribution in respect of the land in excess of the amount set out in the certificate.

(4) The Commissioner may register a charge on land under subsection (1) by depositing with the Registrar of Titles a certificate describing the land charged and stating that there is an unpaid growth areas infrastructure contribution in respect of the land.

(5) The Registrar of Titles must, without charge, make a recording of a certificate under subsection (4) in the Register.

(6) If a growth areas infrastructure contribution subject to a charge under this section is paid or the liability to pay the contribution is extinguished, the Commissioner must request the Registrar of Titles—

(a) to remove or delete the charge; or

(b) to make a recording in the Register of the discharge of the charge.

(7) The Registrar of Titles must, without charge, comply with a request made by the Commissioner under subsection (6).

**Subdivision 4—Staged payment of GAIC**

**201SR Approval by Minister for staged payment of GAIC for subdivisions or building works**

(1) A person who is or may be liable to pay a growth areas infrastructure contribution in respect of—

(a) the issue of a statement of compliance relating to a plan of subdivision of land; or
(b) an application for a building permit to carry out work on land—

may apply to the Minister in writing for approval of the staged payment of the contribution.

(2) A person who is liable to pay a growth areas infrastructure contribution imposed in respect of a dutiable transaction relating to land, the whole or part of which has been deferred under Subdivision 3, may apply to the Minister in writing for approval of the staged payment of the deferred contribution if—

(a) a statement of compliance relating to a plan of subdivision of all or part of that land is to be issued; or

(b) an application for a building permit to carry out work on all or part of that land is to be made.

(3) An application under subsection (1) or (2) must be made before the day on which the contribution is payable.

(4) The Minister may give an approval to a person under this section if the person has applied in accordance with this section.

(5) The approval is subject to the following conditions—

(a) the growth areas infrastructure contribution is to be paid in stages;

(b) in the case of an approval relating to a plan of subdivision, each stage must relate to a specified part of the land that is to be subdivided;

(c) the amount of the payment for each stage must be specified in the approval;
(d) the payment for each stage must be paid by a specified date;

(e) there must be a final date specified for the payment of the whole contribution;

(f) if there is a failure to make a payment for any stage by the due date for that stage, the whole amount of the growth areas infrastructure contribution for which the person is liable will become payable immediately as if the approval had never been given;

(g) any other condition that is agreed between the Minister and the person applying for the approval.

(6) If the approval relates to a plan of subdivision, any stage that is not approved under the original approval requires a further approval by the Minister in accordance with this section.

(7) Any amendment to an approval given under this section to change the due date for a payment or the amount of a payment specified in that approval requires a further approval by the Minister in accordance with this section.

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201SRA  Subsequent owner of land in respect of which approval granted liable to pay GAIC

(1) If an approval is granted under section 201SR for the staged payment of a growth areas infrastructure contribution and the ownership of the whole of the land in respect of which the contribution is imposed is transferred to a person (the subsequent owner) other than the person granted the approval (the former owner) as a
result of the occurrence of a dutiable transaction relating to land—

(a) the liability to pay the contribution is imposed on the subsequent owner from the time of the occurrence of the transaction; and

(b) the liability of the former owner to pay the contribution is extinguished from the time of the occurrence of the transaction; and

(c) the subsequent owner is taken to have been granted an approval for the staged payment of the contribution that the subsequent owner is liable to pay under paragraph (a); and

(d) the approval taken to have been granted under paragraph (c) is subject to the same conditions as the approval granted to the former owner; and

(e) the approval taken to have been granted under paragraph (c) is taken to take effect from the date the dutiable transaction relating to land occurs.

(2) Within 10 days of the date of occurrence of the dutiable transaction referred to in subsection (1), the former owner must give the Minister written notice of the transaction setting out the contact details for the subsequent owner.

(3) The Minister, on the application of the subsequent owner, must give to the subsequent owner a notice in the same form as the notice in section 201SU(1) subject to paragraph (c) of that section being read as if the reference to "the GAIC event" were a reference to "the dutiable transaction relating to land".

(4) The Minister must forward a copy of the notice under subsection (3) to the Commissioner and to the Growth Areas Authority.
(5) In this section a dutiable transaction relating to land occurs at the time at which the transaction would be taken to have occurred under Chapter 2 of the Duties Act 2000.

### 201SS Time for paying GAIC does not apply if approval for staged payment

(1) The time for payment of a growth areas infrastructure contribution under section 201SL does not apply in respect of a growth areas infrastructure contribution which is subject to an approval under this Subdivision.

(2) If an approval under this Subdivision relates to a growth areas infrastructure contribution the whole or part of which was deferred under Subdivision 3, the time for payment of that deferred contribution under section 201SP does not apply.

(3) If a person given the approval does not comply with a condition of the approval the contribution becomes immediately payable as if the approval had never been given.

### 201ST Interest payable on GAIC subject to staged payment

(1) A growth areas infrastructure contribution payable in accordance with an approval under this Subdivision is subject to the payment of interest calculated at the rate that applies for the purposes of section 201SO.

(2) Subject to subsection (3), the interest is calculated on a daily basis from the time by which the contribution would have been payable under section 201SL had the approval not been given until the day that the contribution is paid.

(3) If an approval under this Subdivision relates to a growth areas infrastructure contribution the whole or part of which was deferred under Subdivision 3, the interest is calculated from the day the approval is given.
201SU Minister must give person notice of staged payment approval

(1) The Minister, on giving a person an approval under this Subdivision for or relating to the staged payment of a growth areas infrastructure contribution, must give a notice to the person which—

(a) states that the Minister has given the person the approval; and

(b) describes the whole of the land in respect of which the contribution is imposed; and

(c) describes the GAIC event in respect of which the contribution is imposed; and

(d) in the case of an approval relating to a plan of subdivision, describes the land relating to each stage that is the subject of the approval; and

(e) states the due date and amount of the payment for any stage specified in the approval; and

(f) states the final date for the payment of the whole contribution; and

(g) contains the name and contact details of the person; and

(h) contains any other information that the Minister thinks appropriate.

(2) The Minister must forward a copy of the notice to the Commissioner and to the Growth Areas Authority.
S. 201SV

201SV Staged payment approval payments to be paid to Commissioner

An amount required to be paid in accordance with an approval given under this Subdivision and the interest payable under section 201ST relating to that amount must be paid to the Commissioner by the due date for the payment of that amount specified under the approval.

S. 201SW

201SW GAIC subject to staged payment is a charge on land

(1) A growth areas infrastructure contribution subject to an approval under this Subdivision that has not been paid by the due date for payment is a charge on the land in respect of which the contribution is imposed.

(2) The charge has priority over all other encumbrances to which the land is subject.

(3) If a bona fide purchaser for value of the land subject to the charge obtains a GAIC certificate from the Commissioner in respect of the land, the charge does not secure any amount of growth areas infrastructure contribution in respect of the land in excess of the amount set out in the certificate.

(4) The Commissioner may register a charge on land under subsection (1) by depositing with the Registrar of Titles a certificate describing the land charged and stating that there is an unpaid growth areas infrastructure contribution in respect of the land.

(5) The Registrar of Titles must, without charge, make a recording of a certificate under subsection (4) in the Register.

(6) When a growth areas infrastructure contribution subject to a charge under this section is paid, the Commissioner must request the Registrar of Titles—
(a) to remove or delete the charge; or
(b) to make a recording in the Register of the discharge of the charge.

(7) The Registrar of Titles must, without charge, comply with a request made by the Commissioner under subsection (6).

(8) In this section a growth areas infrastructure contribution includes any interest payable under Subdivision 3, and the interest payable under section 201SV, relating to that contribution.

Subdivision 5—Certificates and notice issued by Commissioner relating to GAIC

201SX Commissioner to give certain certificates to persons relating to their GAIC liability

(1) A person may apply to the Commissioner for a certificate under this Subdivision other than a certificate of deferral.

(2) The application must be in the form approved by the Commissioner.

201SY Certificate of release

The Commissioner must issue to a person who is or may be liable to pay a growth areas infrastructure contribution a certificate of release of that liability if the person has applied in accordance with section 201SX and—

(a) the Commissioner is satisfied that the person has paid the whole contribution and any applicable interest or penalty tax imposed under Part 5 of the Taxation Administration Act 1997; or

(b) if the person has deferred the payment of the whole or part of the contribution under Subdivision 3, the Commissioner is satisfied that—
(i) the person has paid the deferred contribution and any interest under Subdivision 3 relating to that contribution and any applicable interest or penalty tax imposed under Part 5 of the *Taxation Administration Act 1997*; or

(ii) the person has been granted a reduction under Division 3 of the whole or part of the liability to pay the contribution and the interest under Subdivision 3 relating to that contribution, and the person has paid, in the case of a part reduction, any part of the contribution and related interest remaining after the reduction and any applicable interest or penalty tax imposed under Part 5 of the *Taxation Administration Act 1997*; or

(iii) the liability of the person to pay the contribution has been extinguished under section 201SMAA or 201SOB; or

(c) if the person has been given an approval under Subdivision 4 for the staged payment of the contribution and—

(i) the Commissioner is satisfied that person has paid the whole contribution, the interest payable under section 201SV and any applicable interest or penalty tax imposed under Part 5 of the *Taxation Administration Act 1997*; or

(ii) the liability of the person to pay the contribution has been extinguished under section 201SRA; or
(d) the Commissioner is satisfied that the person has been granted a reduction under Division 3 of the whole or part of the liability to pay the contribution and the person has paid, in the case of a part reduction, any part of the contribution remaining after the reduction and any applicable interest or penalty tax imposed under Part 5 of the \textit{Taxation Administration Act 1997}.

\textbf{201SZ Certificate of deferral}

The Commissioner must issue to a person whose liability to pay the whole or part of a growth areas infrastructure contribution has been deferred under Subdivision 3, a certificate of deferral of GAIC liability.

\textbf{201SZA Certificate of staged payment approval}

The Commissioner must issue to a person who is or may be liable to pay a growth areas infrastructure contribution a certificate of staged payment approval if—

(a) the person has applied in accordance with section 201SX; and

(b) the Commissioner is satisfied that the person has been given an approval under Subdivision 4 for staged payment of the whole of the contribution.

\textbf{201SZB Certificate of partial release}

The Commissioner must issue to a person who is or may be liable to pay a growth areas infrastructure contribution a certificate of partial release of that liability if—

(a) the person has applied in accordance with section 201SX; and
(b) the Commissioner is satisfied that the person has been given an approval under Subdivision 4 relating to a plan of subdivision for payment of the contribution in stages and the person has paid the amount for any one of the stages and the interest payable under section 201SV relating to that stage.

201SZC Certificate of exemption

The Commissioner must issue to a person who is or may be liable to pay a growth areas infrastructure contribution a certificate of exemption of liability if—

(a) the person has applied in accordance with section 201SX; and

(b) the Commissioner is satisfied that the liability to pay the contribution has been exempted or is otherwise exempt under Division 3.

201SZD Certificate of no GAIC liability

The Commissioner must issue to a person a certificate stating that there is, or there will be, no liability to pay a growth areas infrastructure contribution in respect of an event described in paragraph (a), (b) or (c) of section 201RA that has occurred or is to occur in relation to land in the contribution area if—

(a) the person has applied in accordance with section 201SX; and

(b) the Commissioner is satisfied that—

(i) the event is an excluded event; or

(ii) the land will not be or is not subject to a growth areas infrastructure contribution under section 201SA in respect of the event.
201SZE Certificates issued under this Subdivision

(1) A certificate issued to a person under this Subdivision relating to their liability to pay a growth areas infrastructure contribution, other than a GAIC certificate, must—

(a) show the date of issue of the certificate; and

(b) describe the land in respect of which the contribution is imposed; and

(c) describe the GAIC event in respect of which the contribution is imposed; and

(d) in the case of a certificate of release, state that the person's liability to pay the contribution has been released; and

(e) in the case of a certificate of deferral state—

(i) that the person's liability to pay the contribution has been deferred under Subdivision 3 and the percentage of the contribution that has been deferred; and

(ii) the date the person elected to defer; and

(f) in the case of a certificate of staged payment approval, state that the person has been given approval under section 201SR for staged payment of the whole of the contribution; and

(g) in the case of a certificate of partial release, state—

(i) that the person's liability to pay the contribution has been partially released; and
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S. 201SZF

(ii) describe the land that relates to the stage in respect of which payment has been made and liability has been partially released; and

(h) in the case of a certificate of exemption, state that the person is exempt from the liability to pay the contribution; and

(i) contain the person's name and contact details; and

(j) contain any other information that the Commissioner thinks appropriate.

(2) The Commissioner must give to the Growth Areas Authority a copy of any certificate issued under this Subdivision, other than a GAIC certificate.

201SZF GAIC certificate

(1) The Commissioner must issue to a person who has applied in accordance with section 201SX, a certificate in respect of land in the contribution area—

(a) describing the land; and

(b) showing the amount of a growth areas infrastructure contribution—

(i) that is due and unpaid in respect of the land; or

(ii) imposed in respect of the land that has been deferred under Subdivision 3 or is subject to an approval for staged payment under Subdivision 4; or

(iii) that would be imposed in respect of a GAIC event if it occurred in relation to the land in the financial year of the issue of the certificate; and
(ba) if a growth areas infrastructure contribution has been imposed in respect of the land, stating whether a work-in-kind agreement has been entered into by the person liable to pay that contribution to meet the whole or part of that liability; and

Note
Land may be affected by the work-in-kind agreement because it may contain an obligation to transfer part of the land or to carry out works on part of the land.

(c) showing the date of issue of the certificate; and

(d) containing the name and contact details of the person; and

(e) containing any other information that the Commissioner thinks appropriate.

(2) The information contained in a certificate issued under this section relates only to the following matters as at the date of the issue of the certificate—

(a) matters affecting the land;

(b) matters that are relevant to the amount of the growth areas infrastructure contribution that may be imposed in respect of a GAIC event.

201SZG Notice to Registrar regarding registration of subdivision or transfer of land

(1) This section applies if the Commissioner issues to a person any of the following certificates that relate to the liability to pay a growth areas infrastructure contribution in respect of a transfer of land or a subdivision of land in the contribution area—

(a) a certificate of release;

(b) a certificate of exemption;
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(c) a certificate of no GAIC liability;

(d) in the case of a transfer of land that is a GAIC event or a transfer of land described in section 201SMAA(1)(b), a certificate of deferral;

(e) in the case of a plan of subdivision of land that is a GAIC event or a transfer of land described in section 201SRA(1), a certificate of staged payment approval.

Note

A subsequent owner who is liable to pay GAIC under section 201SRA due to a transfer of land can apply under section 201SX to the Commissioner for the issue of a certificate of staged payment approval under section 201SZA. In addition, under section 201SRA(3), the subsequent owner may apply to the Minister for a notice of staged payment approval in substantially the same form as under section 201SU(1).

(2) Subject to subsection (2A), the Commissioner must give a notice to the person, which notifies the Registrar of Titles that (as the case requires)—

(a) an instrument of transfer relating to the land may be accepted for lodgment; or

(b) the requirement under section 22(1)(g) of the Subdivision Act 1988 has been met.

(2A) If there is a work-in-kind agreement in force relating to the growth areas infrastructure contribution, the Commissioner must not give a notice under subsection (2) unless the Minister has advised the Commissioner that the notice may be given.

Note

If a work-in-kind agreement relating to the growth areas infrastructure contribution contains a restriction on transferring or subdividing the land under section 201SLD,
the transfer or subdivision will require the consent of the
Minister before it can be registered.

(3) A notice under this section must be in a form
approved by the Registrar of Titles.

201SZH Commissioner may seek assistance for issuing
certificates

The Commissioner may seek the assistance of the
Growth Areas Authority for the purposes of
deciding whether to issue a certificate under this
Subdivision.

201SZI Certificate not to be taken as an assessment

A certificate issued by the Commissioner under
this Subdivision is not to be taken to be an
assessment for the purposes of Part 10 of the
Taxation Administration Act 1997.

Subdivision 6—GAIC to be paid into Consolidated Fund

201SZJ Commissioner to pay GAIC into Consolidated
Fund

(1) The Commissioner must transfer to the
Consolidated Fund as soon as is practicable any
money received in respect of a growth areas
infrastructure contribution, including any interest
paid under section 201SP or 201SV and any
interest or penalty tax imposed under Part 5 of the
Taxation Administration Act 1997.

(2) Any amount taken to be paid to the Commissioner
under section 201SLM(1) is not required to be
paid into, or transferred to, the Consolidated Fund
and subsection (1) does not apply to that amount.
Division 3—Exemptions and reductions of GAIC liability

Subdivision 1—General

201T Definition

In this Division, Board means the Growth Areas Infrastructure Contribution Hardship Relief Board established under Subdivision 4.

Subdivision 2—Exemptions other than exemptions granted by Governor in Council or Board

201TA Exemption from paying GAIC if no consideration

(1) No growth areas infrastructure contribution is payable in respect of a dutiable transaction relating to land that is made for no consideration.

(2) In this section consideration has the same meaning as in section 32A of the Duties Act 2000.

201TB Exemption from paying GAIC if duties exemption would apply

(1) No growth areas infrastructure contribution is payable in respect of a dutiable transaction relating to land if duty would not be chargeable in respect of such a transaction under a provision of the Duties Act 2000 specified in subsection (2).

(2) For the purposes of subsection (1), the provisions of the Duties Act 2000 are sections 32, 33(2), 33(3), 33(5), 34(1)(a), 34(1)(b), 35(1)(a), 35(1)(b), 35(1)(c), 40, 41, 42(1), 42(2), 42(3), 43(3), 44(1), 44(2), 44(3), 44(4), 45, 45A, 46(1), 46(2)(a), 46(2)(b), 46(2)(c), 47(2), 48(a), 48(b), 48(c), 48(ca), 48(d), 48A, 50A, 51, 52, 54(a), 54(b), 55 and 56(1).
201TC Exemption from paying GAIC for land dealings involving public authorities and councils

(1) No growth areas infrastructure contribution is payable in respect of the following dutiable transactions relating to land—

(a) if land vested in or held by a public authority or a municipal council—

(i) is surrendered by that authority or council to the Crown; or

(ii) is transferred by that authority or council to another public authority or municipal council; or

(iii) is exchanged by that authority or council for land vested in or held by another public authority or municipal council;

(b) if land vested in or held by the Secretary to the Department of Transport or the Director of Public Transport—

(i) is transferred by the Secretary to the Department of Transport or the Director on behalf of the Crown to a public authority or to a municipal council; or

S. 201TC(1)(b)
amended by No. 6/2010 s. 203(1)
(Sch. 6 item 35.3) (as amended by No. 45/2010 s. 22).

S. 201TC
inserted by No. 23/2010 s. 9.
Planning and Environment Act 1987
No. 45 of 1987
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(ii) is exchanged by the Secretary to the Department of Transport or the Director on behalf of the Crown for land vested in or held by a public authority or a municipal council.

(2) No growth areas infrastructure contribution is payable in respect of the acquisition of land by a public authority or a municipal council in accordance with Part 2 of the Land Acquisition and Compensation Act 1986.

S. 201TD Exemption for transfer of land by owner to superannuation fund or to beneficiaries

(1) No growth areas infrastructure contribution is payable in respect of land that is—

(a) transferred to the trustee of a complying superannuation fund by the owner of the land; or

(b) transferred from the trustee of that fund to the beneficiaries of the fund.

(2) In this section complying superannuation fund has the same meaning as in section 3(1) of the Duties Act 2000.

Subdivision 3—Reductions and exemptions granted by the Governor in Council or Minister

S. 201TE Governor in Council may grant reduction or exemption of GAIC in exceptional circumstances

(1) The Governor in Council, on the recommendation of the Minister, may grant a reduction of the whole or part, or an exemption from the whole, of the liability of a person to pay a growth areas infrastructure contribution if—
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(a) the person has applied in accordance with this section; and

(b) the Governor in Council is satisfied that exceptional circumstances exist.

(2) Despite subsection (1), the Governor in Council must not grant a reduction or exemption in respect of liability to pay a growth areas infrastructure contribution the whole or part of which has been deferred under Subdivision 3 of Division 2.

(3) Subject to this section, an application under this section may be made to the Minister by a person on whom a growth areas infrastructure contribution is imposed in relation to land in the contribution area.

(4) An application must be made before the day on which the contribution is payable.

(5) A person may not apply under this section for a reduction or exemption in respect of a growth areas infrastructure contribution the whole or part of which has been deferred under Subdivision 3 of Division 2.

(6) Before recommending the grant of a reduction or exemption under this section, the Minister must consult with the Growth Areas Authority and the Treasurer.

(7) The Governor in Council may impose conditions on a reduction or exemption granted under this section.

(8) If a person fails to comply with a condition imposed on the grant of a reduction or exemption under this section, the reduction or exemption is taken never to have been granted.
201TF  Reduction of GAIC if agreement to provide State infrastructure or funds

(1) Subject to subsection (2), a person on whom a growth areas infrastructure contribution is imposed in relation to land in the contribution area may apply to the Minister for a reduction of the whole or part of the liability to pay that contribution if—

(a) the person or a former owner of the land has entered into an agreement of a class described in subsection (3); and

(b) the agreement relates to the provision of State infrastructure on any part of the land in respect of which the contribution is imposed or on any other land in the growth area in which that land is located.

(2) An application under subsection (1) must be made before the day on which the contribution is payable.

(3) For the purposes of subsection (1), the classes of agreements are—

(a) an agreement that was entered into before the first announcement day between the person, or a former owner of the land, and an agency for the person or former owner to provide—

(i) State infrastructure; or

(ii) land for State infrastructure; or

(iii) a combination of State infrastructure and the payment of money to the agency to provide State infrastructure; or
(b) an agreement between the person, or a former owner of the land, and an agency, to pay money to the agency to provide State infrastructure or land for State infrastructure that was entered into—

(i) in the case of type A land, type B-1 land or type B-2 land, on or after the relevant day for that land and ending immediately before the commencement day;

(ii) in the case of type C land, before the relevant day.

(4) The Minister may grant a reduction of the whole or part of the liability of a person to pay a growth areas infrastructure contribution if the person has applied in accordance with this section.

(5) Despite subsection (4), if the agreement entered into by a person is of a class described in subsection (3)(b) and the contribution amount exceeds $2 million, the Minister may grant a reduction of the person's liability to pay a growth areas infrastructure contribution only with the agreement of the Treasurer.

(6) In this section agency means a public authority, the Secretary to the Department of Transport or the Director of Public Transport.

201TG Notice of determination of application

(1) If the Governor in Council or the Minister grants a reduction to a person under this Subdivision of the person's liability to pay a growth areas infrastructure contribution, the Minister must give the person a notice which states—
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(a) that the reduction has been granted; and

(b) the proportion of the liability that is reduced;

and

(c) that the person is no longer liable to pay the proportion of the contribution that is subject to the reduction.

(2) If the Governor in Council grants an exemption to a person under this Subdivision relating to the person's liability to pay a growth areas infrastructure contribution, the Minister must give the person a notice which states that the person—

(a) has been granted an exemption from the liability to pay the contribution; and

(b) is no longer liable to pay the contribution.

Note
If a person is exempted from the liability to pay a growth areas infrastructure contribution in respect of a GAIC event, liability may be imposed in respect of the next GAIC event (see section 201S(1)).

(2A) If the Governor in Council or the Minister refuses a person's application under this Subdivision, the Minister must give the person a notice which states that the application is refused.

(3) A notice given to a person under this section must—

(a) specify any conditions of any reduction or exemption from the liability to pay a growth areas infrastructure contribution that has been granted; and

(b) describe the land in respect of which the contribution is imposed; and

(c) describe the GAIC event in respect of which the contribution is imposed; and
(d) contain the name and contact details of the person; and

(e) contain any other information that the Governor in Council or the Minister determines to be appropriate.

(4) The Minister must forward a copy of a notice given under this section to the Commissioner and to the Growth Areas Authority.

Subdivision 4—Growth Areas Infrastructure Contribution

Hardship Relief Board

201TH Person liable to pay GAIC may apply to Board for relief

(1) Subject to subsection (2), a person on whom a growth areas infrastructure contribution is imposed in relation to land in the contribution area may apply to the Board for relief from that liability to pay that contribution.

(2) A person may not apply under subsection (1) for an exemption in respect of a growth areas infrastructure contribution the whole or part of which has been deferred under Subdivision 3 of Division 2.

(3) An application for relief must—

(a) be in writing; and

(b) be made before the day on which the contribution is payable.

(4) Despite subsection (3)(b), if the growth areas infrastructure contribution is imposed in relation to the issue of a statement of compliance relating to a plan of subdivision or an application for a building permit, the Board may accept an application for relief made after the date on which the contribution is payable if the Board is satisfied this is warranted in the circumstances.
201TI Vendor of land subject to GAIC may apply to Board for relief

(1) The vendor of land that is to be transferred after the commencement day under a contract for sale of land in the contribution area that—

(a) was entered into on or after the relevant day and before 1 December 2009; and

(b) contains a term requiring the vendor to pay any growth areas infrastructure contribution that may be imposed in respect of the transfer—

may apply to the Board to relieve the purchaser of the land from the liability to pay a growth areas infrastructure contribution in respect of the transfer of the land.

Note

Under section 50 of the Sale of Land Act 1962, the purchaser has a right to deduct from the purchase price of the land transferred under such a contract the amount of the GAIC that is imposed in respect of the transfer of the land.

(2) An application for relief must—

(a) be in writing; and

(b) be made before the settlement of the contract of sale.

201TJ Relief granted by Board

(1) The Board may grant relief to a person from the liability to pay a growth areas infrastructure contribution if a person or vendor has applied in accordance with section 201TH or 201TI.

(2) In deciding whether to grant relief on an application under section 201TH, the Board must take into account any financial hardship to the applicant arising from the imposition of the growth areas infrastructure contribution.
(3) In deciding whether to grant relief on an application under section 201TI, the Board must take into account any financial hardship to the vendor arising from the right of the purchaser under section 50 of the Sale of Land Act 1962 to deduct from the purchase price the amount of the growth areas infrastructure contribution imposed on the purchaser.

(4) The Board may make any one of the following determinations—

(a) to refuse the application; or

(b) to reduce the liability of the person to pay the growth areas infrastructure contribution wholly or in part; or

(c) to exempt the person from the whole of the liability to pay the growth areas infrastructure contribution; or

(d) to extend the period within which the growth areas infrastructure contribution must be paid.

(5) Despite subsection (4)(c), the Board must not grant an exemption in respect of a growth areas infrastructure contribution the whole or part of which has been deferred under Subdivision 3 of Division 2.

(6) Despite subsection (4), the Board must not grant relief in respect of an application under section 201TI if there has been settlement of the contract for sale of the land in respect of which the growth areas infrastructure contribution is imposed.

(7) The Board may grant relief subject to any conditions that the Board considers appropriate.

(8) If a person granted relief under this section fails to comply with any condition imposed on that grant, the relief is taken never to have been granted.
201TK  Board must give notice of determination

(1) If the Board refuses an application under section 201TJ, the Board must give the person a notice which states that the application is refused.

(2) If the Board grants a reduction under section 201TJ of a person’s liability to pay a growth areas infrastructure contribution, the Board must give the person a notice which states—
   (a) that the reduction has been granted; and
   (b) the proportion of the liability that is reduced; and
   (c) that the person is no longer liable to pay the proportion of the contribution that is subject to the reduction.

(3) If the Board grants an exemption under section 201TJ relating to a person’s liability to pay a growth areas infrastructure contribution, the Board must give the person a notice which states that—
   (a) the exemption has been granted; and
   (b) the person is no longer liable to pay the contribution.

Note

If a person is exempted from the liability to pay a growth areas infrastructure contribution in respect of a GAIC event, liability may be imposed in respect of the next GAIC event (see section 201S(1)).

(4) If the Board grants an extension of the time within which a person must pay a growth areas infrastructure contribution, the Board must give the person a notice stating that the extension has been granted.
(5) A copy of any notice given under subsection (1), (2), (3) or (4) to a person in respect of their liability to pay a growth areas infrastructure contribution must also be given to a vendor who applied under section 201TI to relieve the person from the liability.

(6) A notice given to a person under this section must—

(a) specify any conditions of a grant of relief; and

(b) describe the land in respect of which the growth areas infrastructure contribution is imposed; and

(c) describe the GAIC event in respect of which the growth areas infrastructure contribution is imposed; and

(d) contain the name and contact details of the person; and

(e) contain any other information that the Board thinks appropriate.

(7) The Board must forward a copy of a notice given under this section to the Commissioner and to the Growth Areas Authority.

201TL Determination of Board not to be taken as an assessment

A determination of the Board under section 201TJ is not to be taken to be an assessment for the purposes of Part 10 of the Taxation Administration Act 1997.
201TM Establishment and procedure of Board

(1) There is to be a Growth Areas Infrastructure Contribution Hardship Relief Board.

(2) The Board consists of the following members—
   (a) the Secretary to the Department or his or her nominee;
   (b) the Commissioner or his or her nominee;
   (c) a person appointed by the Governor in Council on the recommendation of the Minister.

(3) Before making a recommendation under subsection (2)(c), the Minister must consult with organisations that, in the Minister's opinion, represent persons engaged in the practice of law or accountancy or the valuation of land.

(4) The Board may regulate its own proceedings.

Division 4—Powers and duties of Growth Areas Authority, Commissioner and Registrar of Titles regarding GAIC

201U Growth Areas Authority to keep record of contribution area

(1) The Growth Areas Authority must keep a record, in accordance with the regulations (if any), of—
   (a) all land that is in the contribution area from time to time; and
   (b) any land that is removed from the contribution area from time to time.

(2) Records kept under subsection (1) may be in the form of a map or a plan.
201UA Access to records and information relating to GAIC

The Growth Areas Authority, in accordance with the regulations (if any), may make any record kept under section 201U and any information kept in connection with the performance of its functions under this Part available—

(a) to the Commissioner for the purposes of exercising or performing his or her functions, powers and duties relating to growth areas infrastructure contributions under this Part or the Taxation Administration Act 1997; or

(b) to the Secretary to the Department for the purposes of administering this Part; or

(c) in connection with the administration of this Part, including for the purposes of any legal proceedings arising out of the imposition of a growth areas infrastructure contribution or a report of those proceedings; or

(d) in accordance with a requirement imposed under an Act.

201UAA Growth Areas Authority to inform Commissioner when precinct structure plan applies to contribution area land

The Growth Areas Authority must, within 10 days of any land in the contribution area becoming part of a precinct structure plan area, give to the Commissioner in writing the following information—

(a) a description of the land;

(b) the date that the notice of approval of the amendment to the planning scheme, which made the land part of the precinct structure plan area, was published in the Government Gazette.
201UAB Growth Areas Authority may request council to provide information about contribution area land

(1) The Growth Areas Authority may, for the purposes of carrying out any function conferred on it under this Part, make a written request to a municipal council to provide the Authority with information relating to any land within the municipal district of that council that is within a growth area.

(2) A municipal council must as soon as possible provide the Growth Areas Authority with the information requested under subsection (1).

201UB Growth Areas Authority to notify the Registrar of land subject to GAIC

(1) The Growth Areas Authority must lodge with the Registrar of Titles, an application to record a notification on a folio of the Register relating to land in respect of which a growth areas infrastructure contribution may be payable.

(2) An application under this section must be in a form approved by the Registrar of Titles.

201UC Application to remove recording on land relating to GAIC

(1) An application to remove a recording of a notification described under section 201UB must be lodged with the Registrar of Titles by the Growth Areas Authority if—

(a) the land is no longer in the contribution area; or

(b) the application under section 201UB to record the notification was made in error; or

(c) the land is not subject to liability for a growth areas infrastructure contribution.
(2) An application to remove a recording of a notification described under section 201UB must be lodged with the Registrar of Titles by the Commissioner if he or she—

(a) issues a certificate of partial release or a certificate of release relating to the land; and

(b) is satisfied that the growth areas infrastructure contribution that may be imposed in respect of the land has been fully discharged.

(3) An application under this section must be in a form approved by the Registrar of Titles.

201UD Registrar to make a recording on land that may be subject to GAIC

The Registrar of Titles, on receiving an application under section 201UB relating to land, must, without charge, record a notification on each folio of the Register relating to that land indicating that a growth areas infrastructure contribution may be payable in respect of the land.

201UE Registrar to remove recordings on land not subject to GAIC

The Registrar of Titles must amend the Register to remove any recording of a notification on a folio of the Register made under section 201UD relating to land on receipt of an application under section 201UC relating to that land.

201UF No entitlement to compensation in connection with Registrar's duties

A person is not entitled to receive from the Registrar of Titles any damages or compensation for anything done by the Registrar of Titles in compliance with section 201UD or 201UE or anything arising from that compliance.
201UG Registrar not to accept transfer unless accompanied by notice or application from Commissioner or Growth Areas Authority

(1) This section applies if there is a recording on a folio of the Register made under section 201UD relating to land indicating that a growth areas infrastructure contribution may be payable in respect of that land.

(2) The Registrar of Titles must not accept the lodgment of an instrument of transfer of the whole or any part of the land unless the instrument of transfer is accompanied by—

(a) a notice relating to that land issued by the Commissioner under section 201SZG; or

(b) an application relating to that land made under section 201UC by the Growth Areas Authority or the Commissioner.

Division 5—Growth areas funds

201V Establishment of growth areas funds

(1) There must be established in the Public Account as part of the Trust Fund—

(a) an account to be known as the Growth Areas Public Transport Fund; and

(b) an account to be known as the Building New Communities Fund.

(2) There must be paid into each Fund—

(a) 50% of all money received by the Commissioner in respect of growth areas infrastructure contributions; and

(b) interest received from the investment of money in the Fund.
(3) Subsection (2) does not apply to any amount taken to be paid to the Commissioner under section 201SLM(1).

(4) The Consolidated Fund is appropriated to the extent necessary for the purposes of subsection (2)(a).

201VA Application of Growth Areas Public Transport Fund

There must be paid out of the Growth Areas Public Transport Fund amounts authorised by the Minister with the approval of the Treasurer—

(a) to be used to provide financial assistance for or with respect to the following matters—

(i) capital works for State funded public transport infrastructure in any growth area;

(ii) the acquisition of land and other infrastructure necessary or required for the establishment, operation or maintenance of infrastructure referred to in subparagraph (i); and

(b) for the payment of any recurrent costs relating to the provision of a new public transport service in a growth area for a maximum of 5 years after the commencement of that service; and

(c) for the payment of the costs and expenses incurred by the Commissioner as a result of exercising or performing his or her functions, powers and duties relating to growth areas infrastructure contributions.
201VB Application of Building New Communities Fund

(1) There must be paid out of the Building New Communities Fund amounts authorised by the Minister to be used to provide financial assistance for or with respect to capital works for State funded infrastructure in any growth area including the following—

(a) transport infrastructure including walking and cycling but excluding major public transport infrastructure;

(b) community infrastructure including health facilities, education facilities, regional libraries, neighbourhood houses and major recreation facilities;

(c) environmental infrastructure including regional open space, trails and creek protection;

(d) economic infrastructure including providing access to information and technology and infrastructure supporting the development of commerce and industry;

(e) the acquisition of land and other infrastructure necessary or required for the establishment or maintenance of any infrastructure referred to in this subsection.

(2) The Minister must not authorise the payment of an amount of $2 million or more from the Building New Communities Fund for the purpose of particular capital works, except with the approval of the Treasurer.
s. 201VC

201VC Department and Growth Areas Authority to report on GAIC and growth area funds

(1) The Department must include in its annual report of operations under section 45 of the Financial Management Act 1994—

(a) details of the income and expenditure of the Growth Areas Public Transport Fund and the Building New Communities Fund including—

(i) details of projects funded from each Fund; and

(ii) separate details of the income and expenditure of each Fund in respect of each growth area; and

(b) the proportion of all money, received by the Commissioner in respect of growth areas infrastructure contributions relating to each growth area since the commencement day, that has been paid out in relation to that growth area since that day; and

(c) the balance of each Fund; and

(d) the value of all work-in-kind agreements (within the meaning of section 201SLC(1)(e)), determined to have been performed or partly performed by the Growth Areas Authority under section 201SLL, in respect of each growth area; and

(e) details of the projects completed or contributed to under work-in-kind agreements in each growth area.
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(2) The Growth Areas Authority must include in its annual report of operations under section 45 of the Financial Management Act 1994 information on the operation of the GAIC scheme under this Part.

(3) Subsection (1)(b) does not apply to any amount taken to be paid to the Commissioner under section 201SLM(1).
PART 10—REGULATIONS

202 General regulation-making powers

(1) The Governor in Council may make regulations with respect to—

(a) prescribing any manner or form of giving notice of a planning scheme or an amendment or an application for a permit or an amendment of a permit; and

(b) permitting any notice under this Act to be given jointly with or as part of any notice given under any other Act; and

(ba) providing for matters to be covered in a review of a planning scheme; and

(c) prescribing—

(i) the time after which an application may be made to the Tribunal for review of a failure by a responsible authority to determine an application;

(ii) the times from which the periods for other applications for review begin to run;

(iii) the times within which applications to the Tribunal may be made under this Act;

(iv) different times under this paragraph for different classes of applications;

* * * * *

s. 202 amended by No. 47/2007 s. 16 (ILA s. 39B(1)).

S. 202(a) amended by No. 81/2004 s. 42(1).

S. 202(ba) inserted by No. 81/2004 s. 42(2).

S. 202(c) substituted by No. 52/1998 s. 191(13)(d).

(d) prescribing any event after which or any time within which anything for the purposes of this Act must or may be done; and

(e) prescribing regions for the purposes of this Act; and

(f) prescribing forms for the purposes of this Act; and

(g) prescribing the information to be included in or to accompany any application, notice, permit, certificate, or request; and

(h) prescribing the manner of keeping a register; and

(i) requiring any information in a prescribed form or required to be given to a responsible authority to be verified by statutory declaration or otherwise; and

(ia) matters relating to the administration of growth areas infrastructure contributions imposed under Part 9B including—

   (i) the manner of keeping records relating to growth areas infrastructure contributions including land in the contribution area; and

   (ii) access to, or provision of information contained in, records relating to growth areas infrastructure contributions and the contribution area; and

   (iii) access to, or the provision of information contained in, GAIC certificates that have been issued to persons; and

(j) any other matter which is authorised or required to be prescribed or necessary to be prescribed to carry out this Act.
(2) The regulations may—
(a) be of limited or general application; and
(b) differ according to differences in time, place or circumstance; and
(c) leave any matter or thing to be decided by a responsible authority or a planning authority; and
(d) may confer a discretionary authority or impose a duty on a specified person or a specified class of persons; and
(e) may apply, adopt or incorporate any matter contained in any document whether—
   (a) wholly or partially or as amended by the regulations; or
   (b) as in force at a particular time or as in force from time to time.

203 Fees regulations

(1) The Governor in Council may make regulations prescribing fees for—
   (a) planning certificates; and
   (ab) certificates relating to growth areas infrastructure contributions issued under Subdivision 5 of Division 2 of Part 9B; and
   (ac) any matter relating to a function or duty performed by the Registrar of Titles under Part 9B; and
   (b) considering applications for permits; and
   (ba) considering applications for certificates of compliance; and
(c) amendments to planning schemes including but not limited to—

(i) considering proposals for amendment; and

(ii) any stage in the amendment process; and

(iii) considering whether or not to approve the amendment; and

(d) giving notice of permit applications; and

(e) determining whether anything has been done to the satisfaction of a responsible authority, Minister, public authority, municipal council or a referral authority; and

(f) providing maps showing the location of boundaries in a planning scheme; and

(g) any other thing for which fees are authorised or required to be prescribed under this Act.

(2) A regulation under subsection (1) may—

(a) prescribe different fees for different cases or classes of cases; and

(b) prescribe composite fees payable to the responsible authority for consideration of applications by responsible authorities and referral authorities; and

(c) require a responsible authority to give referral authorities the fees collected on their behalf; and

(d) empower the Minister, or a planning authority or responsible authority to waive or rebate the payment of a fee in specified circumstances.
(3) Despite anything in the regulations a planning authority does not have to pay a fee to itself in relation to an amendment of a planning scheme.
PART 11—REPEALS, TRANSITIONAL AND SAVINGS

206 Savings generally

Except as in this Act expressly or by necessary implication provided all persons, things and circumstances appointed or created by or under any Act which is amended or repealed by this Act or existing or continuing under that Act immediately before the commencement of the item in the Schedule amending or repealing that Act continue under and subject to this Act to have the same status, operation and effect as they respectively would have had if that Act had not been so amended or repealed.

207 Schemes and orders

(1) On the commencement of item 131 in the Schedule—

(a) all planning schemes and interim development orders under the Town and Country Planning Act 1961; and

(b) all orders under section 32(5) of that Act; and

(c) all by-laws made under section 197(1)(xxxviii)(a) of the Local Government Act 1958—

in force immediately before that commencement are revoked.
(2) All acts, matters and things of a continuing nature made, done or commenced under or in relation to a revoked scheme or order that could have been made, done or commenced under or in relation to the relevant new planning scheme as in force on the commencement of item 131 in the Schedule, are to be taken, so far as relates to any period after that commencement, to have been made, done or commenced under or in relation to the new planning scheme.

(3) On and from the commencement of item 131 in the Schedule—

(a) all proceedings commenced by or against a responsible authority under or in relation to a revoked scheme or order may be continued by or against the responsible authority for the relevant new planning scheme; and

(b) any arrangement, contract or agreement entered into by or on behalf of a responsible authority in relation to a revoked scheme or order that could be so entered into under this Act in relation to the relevant new planning scheme may be enforced by or against the responsible authority for the new planning scheme; and

(c) all rights and liabilities existing under or in relation to a revoked scheme or order immediately before that commencement continue under or in relation to the relevant new planning scheme, insofar as the new scheme contains provisions to the like effect as provisions of the revoked scheme or order, and may be enforced by or against—

(i) the Minister, if they were rights and liabilities of or enforceable against the Minister immediately before that commencement; or
(ii) the Geelong Regional Commission, if they were rights and liabilities of or enforceable against the Geelong Regional Commission immediately before that commencement; or

(iii) a person or body that was liable to pay compensation under section 42(5B) or section 43(4) of the Town and Country Planning Act 1961 immediately before that commencement, in the case of that liability; or

(iv) the responsible authority for the new planning scheme, in any other case.

(4) A notice in force under section 44 of the Town and Country Planning Act 1961 before the commencement of item 131 in the Schedule in relation to a revoked scheme or order continues to have effect in relation to the relevant new planning scheme, insofar as the new scheme contains provisions to the like effect as provisions of the revoked scheme or order, as if it were an enforcement order made under Part 6 of this Act.

208 Permits

(1) All permits in force under the Town and Country Planning Act 1961 immediately before the commencement of item 131 in the Schedule continue in force under this Act and, subject to subsections (2) and (3), have the same effect and are subject to the same provisions as if they had been issued under this Act.
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(2) A permit referred to in subsection (1) is cancelled at the end of three years after the commencement of item 131 in the Schedule if no action was taken before that commencement or within that three year period to carry out the use or development for which the permit was granted unless—

(a) the permit specifies a later time for carrying out the use or development; or

(b) the time for carrying out the use or development under the permit is extended under section 69 beyond that three-year period; or

(c) the permit specifies an earlier time for carrying out the use or development.

(3) A permit referred to in subsection (1)—

(a) expires on the commencement of item 131 in the Schedule if the use for which it was issued was discontinued for the period of two years immediately preceding that commencement; or

(b) expires if the use for which it was issued was discontinued for any period of two years beginning within the period of two years immediately preceding the commencement of item 131 in the Schedule or beginning after that commencement.

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S. 209 amended by No. 5/1988 s. 7(1)–(3), repealed by No. 52/1998 s. 192.

S. 210 amended by No. 5/1988 s. 8(1)(2), repealed by No. 52/1998 s. 192.
211 Savings for permits issued in accordance with revoked scheme or order

(1) If, on or after the commencement of item 131 in the Schedule and before the enactment of the Planning and Environment (Amendment) Act 1988, an application for a permit was determined—

(a) in accordance with the Town and Country Planning Act 1961; and

(b) a planning scheme or order in force before that commencement—

any permit issued as a result of such a determination that, if issued before that commencement, would have been a permit in force under the Town and Country Planning Act 1961—

(c) continues in force under this Act; and

(d) subject to section 208(2) and (3), has the same effect and is subject to the same provisions as if it had been issued under this Act.

(2) Section 208(2) and (3) has effect for the purposes of subsection (1) as if a reference to the commencement of item 131 in the Schedule were a reference to the enactment of the Planning and Environment (Amendment) Act 1988.

212 Savings for appeals determined in accordance with revoked scheme or order

If, on or after the commencement of item 131 in the Schedule and before the enactment of the Planning and Environment (Amendment) Act 1988, an appeal was determined by the Administrative Appeals Tribunal in accordance with the Town and Country Planning Act 1961 and a planning scheme or order in force before
that commencement, the determination, and any thing done as a result of the determination, is not invalid or ineffective by reason only that the determination was made in accordance with a revoked scheme or order.

213 Transitional provisions

(1) This Act as amended by the Planning and Environment (Amendment) Act 2000 applies to—

(a) a request or an application for an amendment to a permit that was lodged but not determined by the responsible authority or the Tribunal before the commencement day; and

(b) an application for review relating to a permit application that was made to the Tribunal but not determined before the commencement day; and

(c) an application for review made to the Tribunal after the commencement day in respect of a determination made before the commencement day by a responsible authority in respect of a permit application.

(2) In this section commencement day means the date of commencement of section 11 of the Planning and Environment (Amendment) Act 2000.

214 Transitional provisions

(1) This Act as amended by the Planning and Environment (Restrictive Covenants) Act 2000 applies to—

(a) an application for a permit that was made but not determined by the responsible authority or planning authority or Minister before the commencement day; and
(b) a request or an application for an amendment to a permit that was made but not determined by the responsible authority or the Tribunal before the commencement day; and

(c) an application for review relating to a permit application that was made to the Tribunal but not determined before the commencement day; and

(d) an application for review made to the Tribunal on or after the commencement day in respect of a determination made before the commencement day by a responsible authority or planning authority or Minister in respect of a permit application.

(2) In this section commencement day means the date of commencement of the Planning and Environment (Restrictive Covenants) Act 2000.

215 Transitional—Planning and Environment (General Amendment) Act 2004

The amendment of this Act by sections 3 and 7 to 17 of the Planning and Environment (General Amendment) Act 2004 does not affect—

(a) an amendment to a planning scheme if notice of that amendment was given under section 19 of this Act before the commencement of those sections of that 2004 Act; or

(b) an amendment to a metropolitan fringe planning scheme within the meaning of Part 3AA of this Act if notice of that amendment was given under section 19 before 12 June 2003.
216 Transitional—Amendment of permits

Despite the repeal of section 62(3) by the Planning and Environment (General Amendment) Act 2004, that provision continues to apply to any permit granted before or within 3 months after the commencement of section 24 of that Act.

217 Transitional—Planning and Environment Amendment Act 2007

An authorisation given to a municipal council under section 9(2) of this Act as in force immediately before the commencement of section 5 of the Planning and Environment Amendment Act 2007 is taken on and after that commencement to be an authorisation of that municipal council under section 8A(3).

218 Transitional provisions—Planning and Environment Amendment (Growth Areas Infrastructure Contribution) Act 2011

(1) Despite the amendment made to section 201SM(1) by section 10(1) of the Planning and Environment Amendment (Growth Areas Infrastructure Contribution) Act 2011, section 201SM(1) continues to apply to a person whose liability to pay a growth areas infrastructure contribution arose under Part 9B immediately before the commencement of that section 10(1) as if the amendment had not been made.

(2) An application made under section 201TE to, and not finally determined by, the Governor in Council immediately before the commencement of section 21 of the Planning and Environment Amendment (Growth Areas Infrastructure Contribution) Act 2011 is taken to be an application made to the Minister under section 201TE as substituted by that section 21.
219 Transitional provisions—DAC Activity Centre Areas

(1) Any land within an Activity Centre Boundary in respect of an Activity Centre Zone in a planning scheme as in force immediately before the commencement of section 37 of the Local Government and Planning Legislation Amendment Act 2010 is taken to be a DAC Activity Centre Area for the purposes of Part 4AA.

(2) Section 20(6) as substituted by section 36 of the Local Government and Planning Legislation Amendment Act 2010 does not apply to an amendment to a planning scheme to include any land taken to be a DAC Activity Centre Area under subsection (1).
SCHEDULE 1

GROWTH AREAS INFRASTRUCTURE CONTRIBUTION

PART 1

GENERAL

1 Definitions

In this Schedule, words and expressions have the same meanings as they have in Part 9B.

PART 2

INVESTIGATION AREAS

2 Investigation areas

For the purposes of Part 9B, the following areas of land are investigation areas—

(a) investigation area 1—the area of land in the municipal district of Casey City Council shown as the investigation area on the plan lodged in the Central Plan Office and numbered LEGL./09-311;

(b) investigation area 2—the area of land in the municipal district of Hume City Council shown as the investigation area on the plan lodged in the Central Plan Office and numbered LEGL./09-312;

(c) investigation area 3—the area of land in the municipal district of Melton Shire Council shown as the investigation area on the plan lodged in the Central Plan Office and numbered LEGL./09-313;
(d) investigation area 4—the area of land in the municipal district of Mitchell Shire Council shown as the investigation area on the plan lodged in the Central Plan Office and numbered LEGL./09-314;

(e) investigation area 5—the area of land in the municipal district of Whittlesea City Council shown as the investigation area on the plan lodged in the Central Plan Office and numbered LEGL./09-315;

(f) investigation area 6—the area of land in the municipal district of Wyndham City Council shown as the investigation area on the plan lodged in the Central Plan Office and numbered LEGL./09-316;

(g) investigation area 7—the area of land in the municipal district of Melton Shire Council shown as the investigation area on the plan lodged in the Central Plan Office and numbered LEGL./09-317.

PART 3

Section 201RG(2)(b)

INDEXATION OF THRESHOLD AMOUNT FOR EXCLUDED BUILDING WORK

3 Indexation of threshold amount for excluded building work

(1) The threshold amount that is to apply for the purposes of section 201RG(2)(b) in any financial year subsequent to the 2010/2011 financial year is to be determined in accordance with the following formula—

\[ TA = \frac{PTA \times A}{B} \]
where—

TA is the threshold amount to be determined, rounded down to the nearest 2 decimal places;

PTA is the threshold amount that applied in the previous financial year;

A is the sum of the consumer price index numbers for the 4 consecutive quarters of June, September, December and March occurring immediately before the beginning of the financial year in respect of which the threshold amount is to be determined;

B is the sum of the consumer price index numbers for the 4 consecutive quarters of June, September, December and March occurring immediately before the beginning of the previous financial year.

Example

In the case of a determination of the threshold amount for the 2011/2012 financial year, "PTA" is the threshold amount applying in the 2010/2011 financial year, "A" is the sum of the consumer price index numbers for June 2010, September 2010, December 2010 and March 2011 and "B" is the sum of the consumer price index numbers for June 2009, September 2009, December 2009 and March 2010.

(2) The threshold amount determined under subclause (1) is to be rounded up or down to the nearest $10 (and, if the amount by which the amount to be rounded is $5, is to be rounded up).
PART 4

Section 201SG(6)(b)

MAXIMUM ADJUSTED GROWTH AREAS INFRASTRUCTURE CONTRIBUTION

4 Maximum adjusted growth areas infrastructure contribution

(1) The maximum adjusted growth areas infrastructure contribution for the 2011/2012 financial year and each subsequent financial year for type A land, type B-1 land, type B-2 land or type C land is to be determined in accordance with the following formula—

\[ C = \frac{PC \times A}{B} \]

where—

\( C \) is the maximum adjusted contribution to be determined, rounded down to the nearest 2 decimal places;

\( PC \) is the amount of the adjusted contribution within the meaning of section 201SG(5) for that type of land for the previous financial year;

\( A \) is the sum of the consumer price index numbers for the 4 consecutive quarters of June, September, December and March occurring immediately before the beginning of the financial year in respect of which the consumer price index adjusted contribution is to be determined;

\( B \) is the sum of the consumer price index numbers for the 4 consecutive quarters of June, September, December and March occurring immediately before the beginning of the previous financial year.
Example

In the case of a determination of the threshold amount for the 2011/2012 financial year, "PTA" is the threshold amount applying in the 2010/2011 financial year, "A" is the sum of the consumer price index numbers for June 2010, September 2010, December 2010 and March 2011 and "B" is the sum of the consumer price index numbers for June 2009, September 2009, December 2009 and March 2010.

(2) The maximum adjusted growth areas infrastructure contribution for any type of land determined under subclause (1) is to be rounded up or down to the nearest $10 (and, if the amount by which the contribution to be rounded is $5, is to be rounded up).

PART 5

INDEXATION OF DEFERRED GROWTH AREAS INFRASTRUCTURE CONTRIBUTION

5 Adjusted deferred amount of growth areas infrastructure contribution

(1) The adjusted deferred amount of growth areas infrastructure contribution for the 2011/2012 financial year and each subsequent financial year is to be determined in accordance with the following formula—

\[ \text{ADA} = \frac{\text{PDA} \times A}{B} \]

where—

ADA is the adjusted deferred amount of the contribution to be determined, rounded down to the nearest 2 decimal places;

PDA is the deferred amount or the adjusted deferred amount (as the case may be) of the contribution for the previous financial year;
A is the sum of the consumer price index numbers for the 4 consecutive quarters of June, September, December and March occurring immediately before the beginning of the financial year in respect of which the adjusted deferred amount of the contribution is to be determined;

B is the sum of the consumer price index numbers for the 4 consecutive quarters of June, September, December and March occurring immediately before the beginning of the previous financial year.

Example
In the case of a determination of the adjusted deferred amount of contribution for the 2011/2012 financial year, "PDA" is the deferred amount of the contribution for the 2010/2011 financial year, "A" is the sum of the consumer price index numbers for June 2010 September 2010, December 2010 and March 2011 and "B" is the sum of the consumer price index numbers for June 2009, September 2009, December 2009 and March 2010.

(2) The adjusted deferred amount of growth areas infrastructure contribution under subclause (1) is to be rounded up or down to the nearest $10 (and, if the amount by which the contribution to be rounded is $5, is to be rounded up).
ENDNOTES

1. General Information

Minister's second reading speech—

Legislative Assembly: 26 February 1987

Legislative Council: 24 March 1987

The long title for the Bill for this Act was "A Bill to establish a framework for planning the use and development of land in Victoria and for other purposes."

The Planning and Environment Act 1987 was assented to on 27 May 1987 and came into operation as follows:


Schedule items 118, 119 were repealed unproclaimed by No. 86/1989.
Planning and Environment Act 1987
No. 45 of 1987

2. Table of Amendments

This Version incorporates amendments made to the Planning and Environment Act 1987 by Acts and subordinate instruments.

Loddon–Campaspe Regional Planning Authority Act 1987, No. 59/1987
   Assent Date: 27.10.87
   Commencement Date: S. 14 on 16.2.88: s. 2(2); rest of Act on 15.2.88:
   Government Gazette 10.2.88 p. 218
   Current State: All of Act in operation

Liquor Control Act 1987, No. 97/1987 (as amended by No. 70/1988)
   Assent Date: 1.12.87
   Commencement Date: S. 176(1)(2) on 3.5.88: Government Gazette 27.4.88
   p. 1044; s. 176(3) uncommenced, later repealed by
   No. 122/1993
   Current State: This information relates only to the provision/s
   amending the Planning and Environment Act 1987

Planning and Environment (Amendment) Act 1988, No. 5/1988
   Assent Date: 15.4.88
   Commencement Date: Ss 1–3, 5–9, 11 on 16.2.88: s. 2(1); ss 4, 10 on 15.4.88:
   s. 2(2)
   Current State: All of Act in operation

   Assent Date: 31.5.88
   Commencement Date: 30.10.89: Government Gazette 4.10.89 p. 2532
   Current State: All of Act in operation

   Assent Date: 9.5.89
   Commencement Date: S. 4(1)(Sch. 2 item 90.1) on 1.11.89: Government
   Gazette 1.11.89 p. 2798; s. 4(1)(Sch. 2 items 90.2, 90.3) on 1.10.92: Government Gazette 23.9.92 p. 2789
   Current State: This information relates only to the provision/s
   amending the Planning and Environment Act 1987

Transfer of Land (Computer Register) Act 1989, No. 18/1989
   Assent Date: 16.5.89
   Commencement Date: 3.2.92: Government Gazette 18.12.91 p. 3488
   Current State: All of Act in operation

Extractive Industries (Amendment) Act 1989, No. 31/1989
   Assent Date: 6.6.89
   Commencement Date: S. 13(4) on 16.2.88: s. 2(4); s. 13(5) on 30.8.89:
   Government Gazette 30.8.89 p. 2211—See
   Interpretation of Legislation Act 1984
   Current State: This information relates only to the provision/s
   amending the Planning and Environment Act 1987
Planning and Environment Act 1987
No. 45 of 1987

Transport (Amendment) Act 1989, No. 44/1989
  Assent Date: 6.6.89
  Commencement Date: S. 41(Sch. 2 item 31) on 1.7.89; s. 2(1)
  Current State: This information relates only to the provision/s amending the Planning and Environment Act 1987

Magistrates' Court (Consequential Amendments) Act 1989, No. 57/1989
  Assent Date: 14.6.89
  Commencement Date: S. 3(Sch. item 153) on 1.9.90: Government Gazette 25.7.90 p. 2217
  Current State: This information relates only to the provision/s amending the Planning and Environment Act 1987

Planning and Environment (Amendment) Act 1989, No. 86/1989 (as amended by No. 48/1991)
  Assent Date: 5.12.89
  Commencement Date: S. 24 on 6.12.89: s. 2(1); s. 26(2) on 30.9.92: s. 2(2); s. 29(1)–(4)(6)(10) on 16.2.88: s. 2(3); s. 29(8) immediately before 16.2.88: s. 2(4); s. 29(9) on 3.5.88: s. 2(5); rest of Act on 5.12.89: s. 2(6)
  Current State: All of Act in operation

  Assent Date: 25.6.91
  Commencement Date: Ss 59–66 on 25.6.91: s. 2(4)
  Current State: This information relates only to the provision/s amending the Planning and Environment Act 1987

  Assent Date: 12.11.91
  Commencement Date: S. 39 on 29.5.90: s. 2(2); rest of Act on 8.1.92: Government Gazette 8.1.92 p. 2
  Current State: All of Act in operation

  Assent Date: 10.12.91
  Commencement Date: 17.2.92: Government Gazette 12.2.92 p. 314
  Current State: All of Act in operation

City of Greater Geelong Act 1993, No. 16/1993
  Assent Date: 18.5.93
  Commencement Date: All of Act (except s. 24) on 18.5.93: s. 2(1); s. 24 on 3.12.93: Special Gazette (No. 92) 2.12.93 p. 2
  Current State: All of Act in operation

Local Government (Miscellaneous Amendments) Act 1993, No. 125/1993
  Assent Date: 7.12.93
  Commencement Date: Ss 4(2), 6, 9 on 1.10.95: s. 2(1); s. 37(2) on 3.12.91: s. 2(2); s. 37(3) on 1.6.93: s. 2(3); rest of Act on 7.12.93: s. 2(4)
  Current State: All of Act in operation

Endnotes
### Building Act 1993, No. 126/1993
- **Assent Date:** 14.12.93
- **Commencement Date:** S. 264(Sch. 5 items 17.1–17.3) on 1.7.94: Special Gazette (No. 42) 1.7.94 p. 1
- **Current State:** This information relates only to the provision/s amending the Planning and Environment Act 1987

### Planning and Environment (Amendment) Act 1993, No. 128/1993
- **Assent Date:** 14.12.93
- **Commencement Date:** 14.12.93
- **Current State:** All of Act in operation

### Planning Authorities Repeal Act 1994, No. 118/1994
- **Assent Date:** 20.12.94
- **Commencement Date:** S. 13 on 1.7.95: Special Gazette (No. 63) 29.6.95 p. 1
- **Current State:** This information relates only to the provision/s amending the Planning and Environment Act 1987

### Coastal Management Act 1995, No. 8/1995
- **Assent Date:** 26.4.95
- **Commencement Date:** Ss 43–45 on 26.4.97: s. 2(3)
- **Current State:** This information relates only to the provision/s amending the Planning and Environment Act 1987

### Latrobe Regional Commission (Repeal) Act 1995, No. 16/1995
- **Assent Date:** 9.5.95
- **Commencement Date:** All of Act (except s. 7) on 9.5.95: s. 2(1); s. 7 on 15.8.95: Government Gazette 27.7.95 p. 1880
- **Current State:** All of Act in operation

### Planning and Environment (Miscellaneous Amendments) Act 1995, No. 35/1995
- **Assent Date:** 6.6.95
- **Commencement Date:** All of Act (except s. 4) on 6.6.95: s. 2(1); s. 4 on 6.12.95: s. 2(3)
- **Current State:** All of Act in operation

### Planning and Environment (Development Contributions) Act 1995, No. 50/1995
- **Assent Date:** 14.6.95
- **Commencement Date:** S. 3 on 30.11.95: Government Gazette 30.11.95 p. 3303; s. 4 on 30.5.97: s. 2(3)
- **Current State:** This information relates only to the provision/s amending the Planning and Environment Act 1987

### Extractive Industries Development Act 1995, No. 67/1995
- **Assent Date:** 17.10.95
- **Commencement Date:** Pt 1 (ss 1–7), s. 60(1)(2) on 17.10.95: s. 2(1); rest of Act on 1.6.96: Special Gazette (No. 60) 31.5.96 p. 4
- **Current State:** All of Act in operation
### Planning and Environment Act 1987

**No. 45 of 1987**

**Heritage Act 1995, No. 93/1995**
- **Assent Date:** 5.12.95
- **Commencement Date:** S. 218(1)(Sch. 2 item 7) on 23.5.96: Government Gazette 23.5.96 p. 1248
- **Current State:** This information relates only to the provision/s amending the Planning and Environment Act 1987

**Miscellaneous Acts (Omnibus Amendments) Act 1996, No. 22/1996**
- **Assent Date:** 2.7.96
- **Commencement Date:** S. 17 on 2.7.96: s. 2(1)
- **Current State:** This information relates only to the provision/s amending the Planning and Environment Act 1987

**Planning and Environment (Planning Schemes) Act 1996, No. 77/1996**
- **Assent Date:** 17.12.96
- **Commencement Date:** 17.12.96: s. 2
- **Current State:** All of Act in operation

**Alpine Resorts (Management) Act 1997, No. 89/1997**
- **Assent Date:** 9.12.97
- **Commencement Date:** S. 75 on 30.4.98: Government Gazette 30.4.98 p. 926
- **Current State:** This information relates only to the provision/s amending the Planning and Environment Act 1987

**Planning and Environment (Amendment) Act 1997, No. 103/1997**
- **Assent Date:** 16.12.97
- **Commencement Date:** 16.12.97: s. 2
- **Current State:** All of Act in operation

**Public Sector Reform (Miscellaneous Amendments) Act 1998, No. 46/1998**
- **Assent Date:** 26.5.98
- **Commencement Date:** S. 7(Sch. 1) on 1.7.98: s. 2(2)
- **Current State:** This information relates only to the provision/s amending the Planning and Environment Act 1987

**Tribunals and Licensing Authorities (Miscellaneous Amendments) Act 1998, No. 52/1998**
- **Assent Date:** 2.6.98
- **Commencement Date:** Ss 182–192 on 1.7.98: Government Gazette 18.6.98 p. 1512
- **Current State:** This information relates only to the provision/s amending the Planning and Environment Act 1987

**Planning and Environment (Amendment) Act 1998, No. 72/1998**
- **Assent Date:** 4.11.98
- **Commencement Date:** Ss 3–8 on 3.12.98: Government Gazette 26.11.98 p. 2851
- **Current State:** This information relates only to the provision/s amending the Planning and Environment Act 1987
Planning and Environment Act 1987
No. 45 of 1987

Endnotes

Assent Date: 17.11.98
Commencement Date: S. 24(Sch. item 45) on 1.1.99: s. 2(3)
Current State: This information relates only to the provision/s amending the Planning and Environment Act 1987

Assent Date: 24.11.98
Commencement Date: S. 183(Sch. 4 item 3) on 17.2.99: Special Gazette (No. 22) 16.2.99 p. 3
Current State: This information relates only to the provision/s amending the Planning and Environment Act 1987

Assent Date: 1.12.98
Commencement Date: S. 27 on 1.2.99: Government Gazette 24.12.98 p. 3204
Current State: This information relates only to the provision/s amending the Planning and Environment Act 1987

Planning and Environment (Amendment) Act 2000, No. 28/2000
Assent Date: 30.5.00
Commencement Date: Ss 3–11 on 31.5.00: s. 2(1)
Current State: This information relates only to the provision/s amending the Planning and Environment Act 1987

Planning and Environment (Restrictive Covenants) Act 2000, No. 100/2000
Assent Date: 12.12.00
Commencement Date: 13.12.00: s. 2
Current State: All of Act in operation

Planning and Environment (Metropolitan Green Wedge Protection) Act 2003, No. 43/2003
Assent Date: 11.6.03
Commencement Date: 12.6.03: s. 2
Current State: All of Act in operation

Planning and Environment (Port of Melbourne) Act 2003, No. 77/2003
Assent Date: 21.10.03
Commencement Date: 22.10.03: s. 2
Current State: All of Act in operation

Road Management Act 2004, No. 12/2004
Assent Date: 11.5.04
Commencement Date: S. 166 on 1.7.04: s. 2(2)
Current State: This information relates only to the provision/s amending the Planning and Environment Act 1987

Assent Date: 8.6.04
Commencement Date: S. 261 on 1.7.04: Special Gazette (No. 148) 25.6.04 p. 1
Current State: This information relates only to the provision/s amending the Planning and Environment Act 1987
Planning and Environment Act 1987
No. 45 of 1987

Assent Date: 16.6.04
Commencement Date: S. 137 on 17.6.04: s. 2(1)
Current State: This information relates only to the provision/s amending the Planning and Environment Act 1987

Planning and Environment (General Amendment) Act 2004, No. 81/2004
Assent Date: 16.11.04
Commencement Date: 23.5.05: Government Gazette 19.5.05 p. 930
Current State: All of Act in operation

Planning and Environment (Development Contributions) Act 2004, No. 101/2004
Assent Date: 14.12.04
Commencement Date: 15.12.04: s. 2
Current State: All of Act in operation

Assent Date: 21.12.04
Commencement Date: S. 117(1)(Sch. 3 item 155) on 5.4.05: Government Gazette 31.3.05 p. 602
Current State: This information relates only to the provision/s amending the Planning and Environment Act 1987

Statute Law Revision Act 2005, No. 10/2005
Assent Date: 27.4.05
Commencement Date: S. 3(Sch. 1 item 17) on 28.4.05: s. 2
Current State: This information relates only to the provision/s amending the Planning and Environment Act 1987

Legal Profession (Consequential Amendments) Act 2005, No. 18/2005
Assent Date: 24.5.05
Commencement Date: S. 18(Sch. 1 item 81) on 12.12.05: Government Gazette 1.12.05 p. 2781
Current State: This information relates only to the provision/s amending the Planning and Environment Act 1987

Planning and Environment (Williamstown Shipyard) Act 2005, No. 44/2005
Assent Date: 16.8.05
Commencement Date: 17.8.05: s. 2
Current State: All of Act in operation

Infringements (Consequential and Other Amendments) Act 2006, No. 32/2006
Assent Date: 13.6.06
Commencement Date: S. 94(Sch. item 37) on 1.7.06: Government Gazette 29.6.06 p. 1315
Current State: This information relates only to the provision/s amending the Planning and Environment Act 1987

Planning and Environment (Growth Areas Authority) Act 2006, No. 33/2006
Assent Date: 13.6.06
Commencement Date: Ss 4–9 on 1.9.06: Government Gazette 31.8.06 p. 1816
Current State: All of Act in operation
## Endnotes

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<td>Public Sector Acts (Further Workplace Protection and Other Matters) Act 2006, No. 80/2006</td>
<td>10.10.06</td>
<td>S. 26(Sch. item 82) on 11.10.06: s. 2(1)</td>
<td>This information relates only to the provision/s amending the Planning and Environment Act 1987</td>
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<td>Road Legislation (Projects and Road Safety) Act 2006, No. 81/2006</td>
<td>10.10.06</td>
<td>S. 60 on 11.10.06: s. 2(1)</td>
<td>This information relates only to the provision/s amending the Planning and Environment Act 1987</td>
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<td>Planning and Environment Amendment Act 2007, No. 47/2007</td>
<td>25.9.07</td>
<td>Ss 3–8, 10–17 on 26.9.07: s. 2(1); s. 9 on 1.9.08: s. 2(3)</td>
<td>This information relates only to the provision/s amending the Planning and Environment Act 1987</td>
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<td>Public Administration Amendment Act 2009, No. 27/2009</td>
<td>17.6.09</td>
<td>Ss 24(1), 25 on 18.6.09: s. 2(1); s. 24(2) on 30.6.09: s. 2(3)</td>
<td>This information relates only to the provision/s amending the Planning and Environment Act 1987</td>
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<td>Planning Legislation Amendment Act 2009, No. 66/2009</td>
<td>17.11.09</td>
<td>Ss 3–5 on 18.11.09: s. 2</td>
<td>This information relates only to the provision/s amending the Planning and Environment Act 1987</td>
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<td>Transport Integration Act 2010, No. 6/2010 (as amended by No. 45/2010)</td>
<td>2.3.10</td>
<td>Ss 25(5)(Sch. 2 item 10), 203(1)(Sch. 6 item 35) on 1.7.10: Special Gazette (No. 256) 30.6.10 p. 1</td>
<td>This information relates only to the provision/s amending the Planning and Environment Act 1987</td>
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<td>Planning and Environment Amendment (Growth Areas Infrastructure Contribution) Act 2010, No. 23/2010</td>
<td>1.6.10</td>
<td>Ss 3–5 on 8.6.10: Special Gazette (No. 212) 8.6.10 p. 1; ss 6–13 on 1.7.10: Special Gazette (No. 242) 25.6.10 p. 1</td>
<td>This information relates only to the provision/s amending the Planning and Environment Act 1987</td>
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Planning and Environment Act 1987
No. 45 of 1987

Local Government and Planning Legislation Amendment Act 2010, No. 58/2010
Assent Date: 14.9.10
Commencement Date: Ss 36–43 on 24.9.10: Government Gazette 23.9.10 p. 2186
Current State: This information relates only to the provision/s amending the Planning and Environment Act 1987

Statute Law Revision Act 2011, No. 29/2011
Assent Date: 21.6.11
Commencement Date: S. 3(Sch. 1 item 70) on 22.6.11: s. 2(1)
Current State: This information relates only to the provision/s amending the Planning and Environment Act 1987

Planning and Environment Amendment (Growth Areas Infrastructure Contribution) Act 2011, No. 31/2011
Assent Date: 29.6.11
Commencement Date: Ss 4, 5, 7–27 on 30.6.11: s. 2(1); s. 6 on 1.7.10: s. 2(2)
Current State: This information relates only to the provision/s amending the Planning and Environment Act 1987

Endnotes
3. Explanatory Details

1 S. 3(1) def. of Victoria Planning Provisions: Part 3 (ss 16A–27) of the Planning and Environment (Planning Schemes) Act 1996, No. 77/1996 reads as follows:

PART 3—TRANSITIONAL

S. 16A inserted by No. 77/2003 s. 8.

16A Definition of Port of Melbourne Area
In this Part Port of Melbourne Area has the same meaning as it has in the Planning and Environment Act 1987.

17 Existing Act to continue to apply to existing schemes
Despite the amendment of the Principal Act by this Act, the Principal Act as in force immediately before the commencement of this Act continues to apply in relation to—

(a) any planning scheme existing immediately before that commencement; and

(b) any amendment to a planning scheme of which notice was given under section 19 of the Principal Act but which had not been approved before that commencement; and

(c) any amendment to a planning scheme referred to in paragraph (a) prepared on or after that commencement.

18 Municipal councils to prepare new schemes
(1) As soon as practicable after the commencement of this Act, each municipal council must prepare a planning scheme for its municipal district and for any area adjoining its municipal district for which it is a planning authority.
(2) Subject to this Part, the Principal Act as amended by this Act and the regulations under the Principal Act apply to the preparation of a planning scheme under this section as if it were an amendment to a planning scheme and the municipal council were the planning authority.

(3) Sections 96A to 96D do not apply in respect of a planning scheme prepared under this section.

S. 18(4) inserted by No. 77/2003 s. 9.

(4) This section does not apply to any part of a municipal district that is within the Port of Melbourne Area.

19 Municipal councils to prepare municipal strategic statements

(1) The municipal council must prepare a municipal strategic statement for inclusion in the planning scheme prepared under section 18 on or before the date specified by the Minister in respect of that planning scheme.

(2) If a municipal council has not prepared a municipal strategic statement for inclusion in a planning scheme on or before the date specified by the Minister under subsection (1), the Minister may prepare a municipal strategic statement for inclusion in that planning scheme.

(3) Section 12A of the Principal Act as amended by this Act applies to the preparation of a municipal strategic statement under this section.

20 Submission of planning scheme for approval

(1) The municipal council must submit a planning scheme prepared under section 18 to the Minister for approval under section 31 of the Principal Act on or before the date specified by the Minister in respect of that planning scheme.
(2) If the municipal council does not submit a planning scheme by the date specified by the Minister, the Minister may prepare and approve a planning scheme for that municipal district.

(3) The Principal Act (except sections 12(1)(a) and (e), 12(2), 12(3), Divisions 1 and 2 of Part 3 and section 39 and any regulations made for the purpose of those provisions) applies to the preparation and approval of a planning scheme by the Minister under subsection (2).

(4) A planning scheme approved under this section is deemed to be approved under the Principal Act.

(5) The municipal council must pay to the Crown the costs determined by the Governor in Council to be incurred by the Minister in preparing a planning scheme under this section for the council's municipal district.

21 Minister may prepare planning scheme

(1) The Minister may prepare and approve a planning scheme under this Part for any part of Victoria outside a municipal district.

S. 21(1A) inserted by No. 77/2003 s. 10.

(1A) The Minister may prepare and approve a planning scheme under this Part for the Port of Melbourne Area.

(2) Subject to this Part, the Principal Act as amended by this Act and the regulations under the Principal Act apply to the preparation of a planning scheme under this section as if it were an amendment to a planning scheme and the Minister were the planning authority.

(3) Sections 96A to 96D do not apply in respect of a planning scheme prepared under this section.
22 **Validity of schemes**

(1) A planning scheme prepared under this Part and approved or purporting to have been approved is deemed to have been duly approved in accordance with all of the requirements of this Part and the Principal Act and to be valid and effective in all respects.

(2) A planning scheme referred to in subsection (1) must not be called into question in any proceeding in any court or tribunal or in any proceeding by way of review under the Principal Act or this Part.

(3) Nothing in this section applies to an amendment to a planning scheme referred to in subsection (1).

23 **Issue of permits with schemes**

(1) If—

   (a) a municipal council prepares a planning scheme under this Part for an area; and

   (b) the municipal council determines under section 96G(1)(c) of the Principal Act to recommend to the Minister that a permit be granted under Division 5 of Part 4 of the Principal Act—

the municipal council must give the owner and the occupier of land to which the proposed permit would apply at least 30 days notice of its intention to recommend to the Minister that a permit be granted under that Division in respect of the land.

(2) The notice must be accompanied by a copy of the proposed permit.
(3) The Principal Act applies in relation to a planning scheme prepared under this Part as if—

(a) in section 96E(1)(a) the words "as amended by the proposed amendment" were omitted; and

(b) for section 96G(1)(c) there were substituted—

"(c) the planning authority considers it appropriate that a permit be granted under this Division for any purpose for which the planning scheme would require a permit to be obtained.".

(4) Section 96I of the Principal Act applies in relation to a planning scheme prepared under this Part as if that section permitted the Minister—

(a) to grant a permit subject to any conditions the Minister thinks fit, if the Minister considers that it is appropriate that a permit be granted under that section for any purpose for which the planning scheme would require the permit to be obtained; and

(b) to grant any permit under that section within 3 months after the date of approval of the planning scheme.

S. 23(5) inserted by No. 72/1998 s. 10.

(5) If, in relation to a planning scheme prepared under this Part, the Minister grants a permit under section 96I of the Principal Act for the use of land or the development and use of land for an extractive industry, the permit may specify that the permit expires if the use is discontinued for a period (being not less than 2 years) specified in the permit.
(6) If a permit specifies a period for expiry in accordance with subsection (5)—

(a) the permit expires if the use is discontinued for the period specified in the permit; and

(b) sections 68(2)(b) and 68(3)(d) of the Principal Act do not apply to that permit.

24 Effect of new scheme

(1) On the commencement of a new planning scheme prepared under this Part in respect of an area, any planning scheme in force in that area immediately before that commencement is revoked.

(2) All acts matters or things of a continuing nature made, done or commenced under or in relation to a revoked scheme that could have been made, done or commenced under or in relation to the new planning scheme are to be taken, so far as relates to any period after the commencement of the new planning scheme, to have been made, done or commenced in relation to the new planning scheme.

(3) On and from the commencement of the new planning scheme—

(a) all proceedings commenced by or against a responsible authority under or in relation to the revoked scheme may be continued by or against the responsible authority for the new planning scheme; and

(b) any arrangement, contract or agreement entered into by or on behalf of a responsible authority in relation to the revoked scheme that could be entered into under the Principal Act in relation to the new planning scheme may be enforced by or against the
responsible authority for the new planning scheme; and

(c) all rights and liabilities existing under or in relation to the revoked scheme immediately before the commencement of the new planning scheme continue under or in relation to the new planning scheme, to the extent that the new planning scheme has provisions to the like effect as provisions of the revoked scheme, and may be enforced by or against—

(i) the Minister, if they were rights and liabilities of or enforceable against the Minister immediately before that commencement; or

(ii) the responsible authority for the new planning scheme, if they were rights and liabilities of or enforceable against the responsible authority under or in relation to the revoked scheme immediately before that commencement.

25 Applications for permits

(1) Any application for a permit in respect of land which was made under the Principal Act but which had not been decided before the commencement of a new planning scheme prepared under this Part and applying to that land must be decided in accordance with the provisions of the new planning scheme as in force at the date of the decision.

(2) Subject to subsection (3), Part 4 of the Principal Act as amended by this Act applies to an application referred to in subsection (1) as if a reference in that Part to a planning scheme were a reference to the new planning scheme.
(3) If notice had been given of an application under section 52 of the Principal Act before the commencement of the new planning scheme—

(a) any exemption in the new planning scheme from the giving of that notice does not apply; and

(b) any additional requirements for notice in the new planning scheme do not apply.

26 Appeals

(1) If before the commencement of a new planning scheme prepared under this Part—

(a) the responsible authority had decided an application for a permit under the Principal Act in respect of land to which the new planning scheme applies; and

(b) an appeal against the decision had not been lodged before that commencement and the time for lodging had not expired; and

(c) an appeal is made to the Administrative Appeals Tribunal against that decision after that commencement—

the new planning scheme as in force at the date of the determination by the Tribunal applies to the hearing and determination of the appeal.

(2) If before the commencement of a new planning scheme prepared under this Part—

(a) the responsible authority had decided an application for a permit under the Principal Act in respect of land to which the new planning scheme applies; and
(b) an appeal had been lodged but not
determined before that commencement—
the new planning scheme as in force at the date of
the determination by the Tribunal applies to the
hearing and determination of the appeal.

(3) If on an appeal referred to in this section, the
Tribunal determines that a permit should be
granted, the new planning scheme as in force for
the time being applies to the grant of the permit
and anything done under or in relation to the
permit.

S. 27 amended by No. 77/2003 s. 11 (ILA s. 39B(1)).

27 Supreme Court—limitation of jurisdiction

(1) It is the intention of section 22(2) to alter or vary
section 85 of the Constitution Act 1975.

S. 27(2) inserted by No. 77/2003 s. 11.

(2) Without limiting subsection (1), it is the intention
of section 22(2) (to the extent that it applies to any
planning scheme prepared and approved by the
Minister under section 21(1A) for the Port of
Melbourne Area) to alter or vary section 85 of the
Constitution Act 1975.

2 Pt 1A (ss 4A–4J): See note 1.


5 S. 7: See note 1.


8 S. 12(2)(b): Section 32(8) of the Planning and Environment (Amendment) Act 1989, No. 86/1989 reads as follows:

32 Transitional provisions: Amendment to planning schemes

(8) The amendment made to the Principal Act by section 25(d) applies only to an amendment of a planning scheme prepared on or after the date of commencement of this section.

9 S. 12A: See note 1.

10 S. 19(3): Section 32(3) of the Planning and Environment (Amendment) Act 1989, No. 86/1989 reads as follows:

32 Transitional provisions: Amendment to planning schemes

(3) The amendment made to the Principal Act by section 25(e) of this Act applies whether any notice required by section 19 of the Principal Act is given before on or after the date of commencement of this section.

11 S. 21: Section 32(4) of the Planning and Environment (Amendment) Act 1989, No. 86/1989 reads as follows:

32 Transitional provisions: Amendment to planning schemes

(4) The amendment made to the Principal Act by section 25(f) of this Act applies only where a condition requiring notice is imposed under the Principal Act on or after the date of commencement of this section.

12 S. 21: See note 1.
32 Transient provisions: Amendment to planning schemes

(5) The amendments made to the Principal Act by section 8 of this Act apply to—

(a) a submission received on or after the date of commencement of this section; and

(b) a submission received before that date of commencement if at that date of commencement—

(i) the submission has not been referred to a panel; and

(ii) no notice under the Principal Act has been given to the makers of the submission.

13 S. 21A: Section 32(5) of the Planning and Environment (Amendment) Act 1989, No. 86/1989 reads as follows:

14 S. 22: See note 1.

15 S. 23: Section 32(6) of the Planning and Environment (Amendment) Act 1989, No. 86/1989 reads as follows:

16 S. 23: See note 1.

17 S. 25: See note 1.

33 Transitional provisions: Application for permits

(1) The amendment made to the Principal Act by section 13 of this Act applies only to an application for a permit received on or after the date of commencement of this section.

20 S. 52(1B): See note 19.

21 S. 52(1C): See note 19.

22 Pt 4 Div. 5 (ss 96A–96N): See note 1.

23 S. 97 (repealed): Section 29(6) of the Planning and Environment (Amendment) Act 1989, No. 86/1989 reads as follows:

29 Statute law revision

(6) On and from 16 February 1988 until the coming into operation of section 43 of the Extractive Industries Act 1966, section 97(2)(a) of the Principal Act has effect and must be taken always to have had effect as if it referred to the Extractive Industries Advisory Committee instead of to the Extractive Industries Board.


25 Pt 9 Div. 2: Section 31(3) of the Planning and Environment (Amendment) Act 1989, No. 86/1989 reads as follows:

31 Transitional provisions: Crown land owners and occupiers

(3) Division 2 of Part 9 of the Principal Act continues to apply to an agreement entered into between a responsible authority and the occupier of Crown land before the date of commencement of this section, as if section 4 of this Act had not been enacted.

26 S. 201D: See note 1.