

# Planning and Subdivision Fees

Effective 1 July 2024



Mansfield Shire

## APPLICATIONS FOR PERMITS

Type of Application	Class of permit	Fee for Permit Application
Change or allow a new use of land	Class 1	\$1,453.40
<b>Single Dwelling</b>		
Single Dwelling use or development if the estimated cost of the development is:		
\$10,000 or less	Class 2	\$220.50
More than \$10,000 but not more than \$100,000	Class 3	\$694.00
More than \$100,000 but not more than \$500,000	Class 4	\$1,420.70
More than \$500,000 but not more than \$1M	Class 5	\$1,535.00
More than \$1M but not more than \$2M	Class 6	\$1,649.30
Note: Dwellings above \$2M will be charged as Class 13-16 as appropriate		
<b>VicSmart</b>		
A permit that is the subject of a VicSmart application if the estimated cost of the development is:		
\$10,000.00 or less	Class 7	\$220.50
More than \$10,000	Class 8	\$473.60
Subdivide or consolidate land	Class 9	\$220.50
Any other VicSmart application	Class 10	\$220.50

<b>All other development</b>		
To develop land if the estimated cost of the development is:		
\$100,000 or less	Class 11	<b>\$1,265.60</b>
More than \$100,000 but not more than \$1M	Class 12	<b>\$1,706.50</b>
More than \$1M but not more than \$5M	Class 13	<b>\$3,764.10</b>
More than \$5M but not more than \$15M	Class 14	<b>\$9,593.90</b>
More than \$15M but not more than \$50M	Class 15	<b>\$28,291.70</b>
More than \$50M	Class 16	<b>\$63,589.00</b>
<b>Subdivision</b>		
Subdivide an existing building	Class 17	<b>\$1,453.40</b>
Subdivide land into 2 lots	Class 18	<b>\$1,453.40</b>
Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	Class 19	<b>\$1,453.40</b>
To subdivide land per 100 lots	Class 20	<b>\$1,453.40</b>
To create, vary or remove a restriction within the meaning of the <i>Subdivision Act</i> 1988; or To create or move a right of way; or To create, vary or remove an easement other than a right of way; or To vary or remove a condition in the nature of an easement other than a right of way in a Crown grant.	Class 21	<b>\$1,453.40</b>
A permit not otherwise provided for in this Regulation	Class 22	<b>\$1,453.40</b>

## APPLICATIONS TO AMEND PERMITS

Type of Application	Class of permit	Fee to Apply to Amend
Change or allow a new use of land	Class 1	\$1,453.40
Amendment to change what the permit allows; or change any or all conditions	Class 2	\$1,453.40
<b>Single Dwelling</b> Single Dwelling use or development if the estimated cost of the development is:		
\$10,000 or less	Class 3	\$220.50
More than \$10,000 but not more than \$100,000	Class 4	\$694.00
More than \$100,000 but not more than \$500,000	Class 5	\$1,420.70
More than \$500,000	Class 6	\$1,535.00
<b>VicSmart</b> A permit that is the subject of a VicSmart application if the estimated cost of the development is:		
\$10,000.00 or less	Class 7	\$220.50
More than \$10,000	Class 8	\$473.60
Subdivide or consolidate land	Class 9	\$220.50
Any other VicSmart application	Class 10	\$220.50
<b>All other development</b> To develop land if the estimated cost of the development is:		
\$100,000 or less	Class 11	\$1,265.60
More than \$100,000 but not more than \$1M	Class 12	\$1,706.50
More than \$1M	Class 13	\$3,764.10

<b>Subdivision</b>		
Subdivide an existing building	Class 14	<b>\$1,453.40</b>
Subdivide land into 2 lots	Class 15	<b>\$1,453.40</b>
Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	Class 16	<b>\$1,453.40</b>
To subdivide land per 100 lots	Class 17	<b>\$1,453.40</b>
To create, vary or remove a restriction within the meaning of the <i>Subdivision Act</i> 1988; or To create or move a right of way; or To create, vary or remove an easement other than a right of way; or To vary or remove a condition in the nature of an easement other than a right of way in a Crown grant.	Class 18	<b>\$1,453.40</b>
A permit not otherwise provided for in this Regulation	Class 19	<b>\$1,453.40</b>

## PERMIT APPLICATIONS FOR MORE THAN ONE CLASS

<b>Type of Application</b>	<b>Fee</b>
(1) An application for more than one class of permit set out in the above table(s)  (2) An application to amend a permit in more than one class set out in the above table(s):	Regulation 10 The sum of: <ul style="list-style-type: none"> <li>• The highest of the fees which would have applied if separate applications were made; and</li> <li>• 50% of each of the other fees which would have applied if separate applications were made.</li> </ul>

## AMENDING AN APPLICATION AFTER NOTICE HAS BEEN GIVEN

Type of Application	Fee
(1) Section 57A – Request to amend an application for permit after notice has been given; or	40% of the application fee for that class of permit or amendment to permit; and  Where the class of application is changing to a new class of higher application fee, the difference between the fee for the application to be amended and the fee for the new class.
(2) Section 57A – Request to amend an application for an amendment to a permit after notice has been given:	

## SUBDIVISION CERTIFICATION AND ENGINEERING

Regulation Subdivision	Purpose	Fee
6	Certification of a plan of subdivision	\$192.70
7	Alteration of plan under Section 10(2)	\$122.50
8	Amendment of certified plan under Section 11(1)	\$155.10
<b>Engineering costs based on the estimated cost of construction works</b>		
9	Checking of engineering plans	0.75%
10	Engineering plan prepared by council	3.5%
11	Supervision of works	2.5%

## AMENDMENTS TO PLANNING SCHEMES

Stage		Fee
1	a) Considering a request to amend a planning scheme; and b) Exhibition and notice of the amendment; and c) Considering any submissions which do not seek a change to the amendment; and d) If applicable, abandoning the amendment.	\$3,364.00
2	a) Considering submissions which seek a change to an amendment, and where necessary, referring the submissions to a panel: <ol style="list-style-type: none"> <li>i. Up to 10 submissions</li> <li>ii. 11 to 20 submissions</li> <li>iii. More than 20 submissions</li> </ol> b) Providing assistance to a panel; and c) Making a submission to the panel; and d) Considering the panel's report; and e) After considering submissions and the report, if applicable, abandoning the amendment.	\$16,627.90 \$33,313.20 \$44,531.90
3	a) Adopting the amendment or a part of an amendment; and b) Submitting the amendment for approval by the Minister; and c) Giving the notice of the approval of the amendment.	\$530.70
4	a) Consideration by the Minister of a request to approve an amendment; and b) Giving notice of approval of an amendment.	\$530.70

The fees for stages 1, 2 and 3 are paid to the planning authority by the person who requested the amendment. The fee for stage 4 is paid to the Minister by the person who requested the amendment.

## COMBINED PERMIT APPLICATION AND PLANNING SCHEME AMENDMENT

Type of Application	Fee
Section 96(4)(a) – Combined permit and planning scheme amendment	<p>The sum of the fees for the amendment to the planning scheme and:</p> <ul style="list-style-type: none"> <li>• 50% of the fee which would have applied if the permit application had been made separately; or</li> <li>• if the permit application is for more than one class of permit, the highest of the fees which would have applied if the permit applications had been made separately.</li> </ul>

## PUBLIC NOTICE

If public notice is given, you may incur the following charges:

Type of Notice	Fee
Public Notice by Letter	\$213.50, or \$5.50 per letter
Administration Charge	\$60.50
Public Notice on Site	\$170.50
Newspaper Charge (per advertisement)	\$370.00

## OTHER MATTERS

Regulation Planning & Environment	Type of Application	Fee
<b>7</b>	Section 20(4) - An amendment to a planning scheme exempted from the requirements	\$4,409.10
<b>8</b>	Section 20(4) - An amendment to a planning scheme exempted from certain requirements prescribed	\$1,061.50
<b>15</b>	Certificate of Compliance under Section 97N	\$359.30
<b>16</b>	Amend or end an Agreement under Section 173	\$726.70
<b>18</b>	Satisfaction matters (where a planning scheme or permit specifies that a matter must be done to the satisfaction of a Responsible Authority)	\$359.30

Type of Application	Fee
Consideration of Plans/Request under a Section 173 Agreement	\$359.30
Request for Information - Written Planning Advice, inc. GST	\$96.50
Retrieval of copies of Planning Permits (and Endorsed Plans), inc. GST	\$96.50
Secondary consent to plans	\$205.50
Application for an extension of time to a Planning Permit	\$267.00
Subsequent Applications (2 <sup>nd</sup> +)	\$534.30
Application for Development Plan approval	\$1,453.40
Application to Amend a Development Plan	\$1,453.40