

Planning and Subdivision Fees

Effective 1 July 2023



Mansfield Shire

APPLICATIONS FOR PERMITS AND APPLICATIONS TO AMEND PERMITS

Class of permit	Type of Application	Fee for Permit Application	Fee to Amend Permit*
Class 1	Change or allow a new use of land	\$1,415.10	\$1415.10
	Amendment to change what the permit allows; or change any or all conditions	N/A	\$1415.10
Single Dwelling	To develop land, or to use and develop land for a single dwelling per lot, or to undertake development ancillary to the use of the land for a single dwelling per lot if the estimated cost of the development is:		
Class 2	Up to \$10,000	\$214.70	\$214.70
Class 3	\$10,000 to \$100,000	\$675.80	\$675.80
Class 4	\$100,001 to \$500,000	\$1,383.30	\$1,383.30
Class 5	\$500,001 to \$1M	\$1,494.60	\$1,494.60
Class 6	\$1M to \$2M* Note: Dwellings above \$2M will be charged as Class 13-16 as appropriate	\$1,605.90	\$1,494.60
VicSmart	A permit that is the subject of a VicSmart application if the estimated cost of the development is:		
Class 7	\$10,000.00 or less	\$214.70	\$214.70
Class 8	More than \$10,000	\$461.10	\$461.10
Class 9	VicSmart application to subdivide or consolidate land	\$214.70	\$214.70
Class 10	Any other VicSmart application	\$214.70	\$214.70

For more information, please contact Planning Enquiries by (03) 5775 8555 or planningenquiries@mansfield.vic.gov.au

All other development	To develop land if the estimated cost of the development is:		
Class 11	Up to \$100,000	\$1,232.30	\$1,232.30
Class 12	\$100,001 to \$1M	\$1,661.60	\$1,661.60
Class 13	\$1M to \$5M	\$3,665.00	\$3,665.00
Class 14	\$5M to \$15M	\$9,341.30	\$3,665.00
Class 15	\$15M to \$50M	\$27,546.80	\$3,665.00
Class 16	\$50M and above	\$61,914.60	\$3,665.00
Amendments to planning permits – fee based on difference of cost between original application & amendment + any Class 1 fee triggers (change of what the permit allows, amend conditions etc)			
Subdivision			
Class 17	Subdivide an existing building	\$1,415.10	\$1,415.10
Class 18	Subdivide land into 2 lots	\$1,415.10	\$1,415.10
Class 19	Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	\$1,415.10	\$1,415.10
Class 20	To subdivide land (\$1,415.10 for each 100 lots created)	\$1,415.10	\$1,415.10
Class 21	To create, vary or remove a restriction within the meaning of the <i>Subdivision Act 1988</i> ; 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.	\$1,415.10	\$1,415.10
Class 22	A permit not otherwise provided for in this Regulation (e.g. liquor licence, reduction of car parking, signage, alteration of access etc).	\$1,415.10	\$1,415.10

PERMIT APPLICATIONS FOR MORE THAN ONE CLASS

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

AMENDING AN APPLICATION AFTER NOTICE HAS BEEN GIVEN

Type of Application	Fee
(1) Section 57A – Request to amend an application for permit after notice has been given; or	40% of the application fee for that class of permit or amendment to permit; and Where the class of application is changing to a new class of higher application fee, the difference between the fee for the 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	Purpose	Fee
6	Certification of a plan of subdivision	\$187.60
7	Alteration of plan	\$119.30
8	Amendment of certified plan	\$151.10
	Engineering costs based on the estimated cost of construction works	
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.	\$3,275.40
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"> i. Up to 10 submissions ii. 11 to 20 submissions iii. More than 20 submissions 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	\$16,233.90 \$32,436.00 \$43,359.30
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	\$516.80
4	a) Consideration by the Minister of a request to approve an amendment; and b) Giving notice of approval of an amendment	\$516.80

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"> • 50% of the fee which would have applied if the permit application had been made separately; or • 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.

PUBLIC NOTICE

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

Type of Notice	Fee
Neighbour Letter	\$5.35 per letter
Administration Fee	\$59.00
Public Notice on Site	\$166.00
Newspaper Charge	\$208.00

OTHER MATTERS

Type of Application	Fee
Certificate of Compliance under Section 97N	\$349.80
Amend or end a Section 173 Agreement	\$707.60
Satisfaction matters (where a planning scheme or permit specifies that a matter must be done to the satisfaction of a Responsible Authority)	\$349.80
Consideration of Plans/Request under a Section 173 Agreement	\$349.80
Secondary consent to plans	\$200.00
Extension of time to a permit	\$260.00
Subsequent Requests (2 nd +)	\$520.00
Consideration of a Development Plan under a DPO	\$1,337.70
Amendment to an Approved Development Plan under a DPO	\$1,337.70
Written Planning Advice	\$94.00
Section 20(4) - An amendment to a planning scheme exempted from the requirements	\$4,293.00
Section 20(4) - An amendment to a planning scheme exempted from certain requirements prescribed	\$1,033.50