

Planning and Subdivision Fees

Effective 1 July 2026 to 30 June 2027



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	\$1,537.00
Single Dwelling (including anything additional to a single dwelling, such as garages, domestic sheds, and house extensions) Single Dwelling use or development if the estimated cost of the development is:		
\$10,000 or less	Class 2	\$233.10
More than \$10,000 but not more than \$100,000	Class 3	\$734.00
More than \$100,000 but not more than \$500,000	Class 4	\$1,502.50
More than \$500,000 but not more than \$1M	Class 5	\$1,623.40
More than \$1M but not more than \$2M Note: Dwellings above \$2M will be charged as Class 13-16 as appropriate	Class 6	\$1,744.30
VicSmart 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	\$233.10
More than \$10,000	Class 8	\$500.80
Subdivide or consolidate land	Class 9	\$233.10
Any other VicSmart application	Class 10	\$233.10

All other development (including any building or works not relating to a Single Dwelling, such as a second dwelling, signs, vegetation removal, farm sheds, industrial and commercial buildings, and multi-dwelling developments)

To develop land if the estimated cost of the development is:

\$100,000 or less	Class 11	\$1,338.40
More than \$100,000 but not more than \$1M	Class 12	\$1,804.70
More than \$1M but not more than \$5M	Class 13	\$3,980.70
More than \$5M but not more than \$15M	Class 14	\$10,146.10
More than \$15M but not more than \$50M	Class 15	\$29,920.30
More than \$50M	Class 16	\$67,249.40
Subdivision		
Subdivide an existing building	Class 17	\$1,537.00
Subdivide land into 2 lots	Class 18	\$1,537.00
Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	Class 19	\$1,537.00
To subdivide land per 100 lots	Class 20	\$1,537.00
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.	Class 21	\$1,537.00
A permit not otherwise provided for in this Regulation	Class 22	\$1,537.00

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	\$1,537.00
Amendment to change what the permit allows; or change any or all conditions	Class 2	\$1,537.00
Single Dwelling (including anything additional to a single dwelling, such as garages, domestic sheds, and house extensions) Single Dwelling use or development if the estimated cost of the development is:		
\$10,000 or less	Class 3	\$233.10
More than \$10,000 but not more than \$100,000	Class 4	\$734.00
More than \$100,000 but not more than \$500,000	Class 5	\$1,502.50
More than \$500,000	Class 6	\$1,623.40
VicSmart 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	\$233.10
More than \$10,000	Class 8	\$500.80
Subdivide or consolidate land	Class 9	\$233.10
Any other VicSmart application	Class 10	\$233.10
All other development (including any building or works not relating to a Single Dwelling, such as a second dwelling, signs, vegetation removal, farm sheds, industrial and commercial buildings, and multi-dwelling developments) To develop land if the estimated cost of the development is:		
\$100,000 or less	Class 11	\$1,338.40
More than \$100,000 but not more than \$1M	Class 12	\$1,804.70
More than \$1M	Class 13	\$3,980.70

Subdivision		
Subdivide an existing building	Class 14	\$1,537.00
Subdivide land into 2 lots	Class 15	\$1,537.00
Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	Class 16	\$1,537.00
To subdivide land per 100 lots	Class 17	\$1,537.00
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.	Class 18	\$1,537.00
A permit not otherwise provided for in this Regulation	Class 19	\$1,537.00

PERMIT APPLICATIONS FOR MORE THAN ONE CLASS

Type of Application	Fee
An application for more than one class of permit set out in the above tables.	Regulation 10 The sum of: - The highest of the fees which would have applied if separate applications were made; and 50% of each of the other fees which would have applied if separate applications were made.
An application to amend a permit in more than one class set out in the above tables.	Regulation 13 The sum of: - The highest of the fees which would have applied if separate applications were made; and 50% of each of the other fees which would have applied if separate applications were made.

Reg. 12 - 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
(2) Section 57A – Request to amend an application for an amendment to a permit after notice has been given:	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.

SUBDIVISION CERTIFICATION AND ENGINEERING

Regulation Subdivision	Purpose	Fee
6	Certification of a plan of subdivision	\$203.80
7	Alteration of plan under Section 10(2)	\$129.50
8	Amendment of certified plan under Section 11(1)	\$164.10
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%

Reg. 6 - 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.	\$3,557.60
2	a) Considering submissions which seek a change to an amendment, and where necessary, referring the submissions to a panel: 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.	\$17,632.70 \$35,230.80 \$47,095.30
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.	\$561.30
4	a) Consideration by the Minister of a request to approve an amendment; and b) Giving notice of approval of an amendment.	\$561.30

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.

Reg. 14 - COMBINED PERMIT APPLICATION AND PLANNING SCHEME AMENDMENT

Type of Application	Fee
Section 96(4)(a) – Combined permit and planning scheme amendment	The sum of the fees for the amendment to the planning scheme and: 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
Public Notice by Letter	\$226.60, or \$5.67 per letter
Administration Charge	\$64.10
Public Notice on Site	\$180.50
Newspaper Charge (per advertisement)	\$392.00

OTHER MATTERS

Regulation	Type of Application	Fee
7	Section 20(4) - An amendment to a planning scheme exempted from the requirements	\$4,662.90
8	Section 20(4) - An amendment to a planning scheme exempted from certain requirements prescribed	\$1,122.60
15	Certificate of Compliance under Section 97N	\$379.90
16	Amend or end an Agreement under Section 173	\$768.50
18	Satisfaction matters (where a planning scheme or permit specifies that a matter must be done to the satisfaction of a Responsible Authority)	\$379.90

Type of Application	Fee
Consideration of Plans/Request under a Section 173 Agreement	\$379.90
Request for Information - Written Planning Advice, inc. GST	\$102.50
Retrieval of copy of a Planning Permit (and Endorsed Plans) per Permit	\$102.50
Secondary consent to plans	\$217.50
Application for an extension of time to a Planning Permit	\$283.00
Second (2 nd) Application	\$570.00
Subsequent Applications (3 rd +)	\$855.00
Application for Development Plan approval*	\$1,537.00
Application to Amend a Development Plan*	\$1,537.00

*Note that the Development Plan fees will vary depending on the estimated cost of development consistent with planning permit fees