

53.2220/09/2023
VC242**SIGNIFICANT ECONOMIC DEVELOPMENT****Purpose**

To prioritise and facilitate the planning, assessment and delivery of projects that will make a significant contribution to Victoria's economy and provide substantial public benefit, including jobs for Victorians.

To provide for the efficient and effective use of land and facilitate use and development with high quality urban design, architecture and landscape architecture.

53.22-104/07/2025
VC258**Application**

The provisions of this clause prevail over any inconsistent provision in this planning scheme.

This clause applies to an application under any provision of this planning scheme if all the following are met:

- The applicant submits written confirmation that the application is an application to which this clause applies.
- The conditions corresponding to a category in Table 1 are met.

This clause does not apply to an application to subdivide land, other than an application to subdivide land that includes either:

- A renewable energy facility; or
- A utility installation used to:
 - Transmit or distribute electricity; or
 - Store electricity if the installed capacity is 1 megawatt or greater.

In this clause, *Invest Victoria* means the body called 'Invest Victoria', established as an Administrative Office in relation to the Department of Jobs, Skills, Industry and Regions under an Order made under section 11 of the *Public Administration Act 2004*.

Table 1

Category	Condition
Category 1	The application must include a use specified in Table 2 and the conditions corresponding to that use must be met. If the application includes more than one use in Table 2, only one use must meet the corresponding conditions, except where the application includes an energy generation facility or transport terminal, in which case all conditions corresponding to those uses must be met. The application must not include a use that requires a permit if that use is not specified in Table 2. Information demonstrating the likely feasibility of the proposed development is provided to the satisfaction of the Minister for Planning. This must include written advice from the Chief Executive Officer or delegate, Invest Victoria. This does not apply to an application for the use or development of land for an energy generation facility, renewable energy facility, transport terminal, utility installation or warehouse (fuel depot).

MANSFIELD PLANNING SCHEME

Category	Condition
Category 2	The application must include a use specified in Table 2. The conditions corresponding to that use do not need to be met. The application may also include a use that is not specified in Table 2. The proposed use or development must be: ▪ carried out by or on behalf of, or jointly or in partnership with, the State of Victoria or a public authority; or ▪ funded, or partly funded, by the State of Victoria, the Commonwealth or a public authority; or ▪ carried out on Crown land.
Category 3	The application must include a use specified in Table 2. The conditions corresponding to that use do not need to be met. The application may also include a use that is not specified in Table 2. The Minister for Planning has advised in writing that they are satisfied the proposed use or development of land is of significance having regard to the: ▪ Purpose of clause 53.22. ▪ Estimated cost of development. ▪ Extent to which the development supports or implements planning policy. Information demonstrating the likely feasibility of the proposed development is provided to the satisfaction of the Minister for Planning. This must include written advice from the Chief Executive Officer or delegate, Invest Victoria.

Table 2

Use	Condition
Camping and caravan park Group accommodation Food and drink premises (other than bar, convenience restaurant and take away food premises) Leisure and recreation Place of assembly Recreational boat facility Residential hotel Winery	The estimated cost of the proposed development as specified in a report prepared by a suitably qualified quantity surveyor must be one of the following to the satisfaction of the Minister for Planning: ▪ At least \$10 million if any part of the land is in metropolitan Melbourne. ▪ At least \$5 million if the land is not in metropolitan Melbourne.

MANSFIELD PLANNING SCHEME

Use	Condition
Agriculture Data centre Industry Research centre Saleyards	The estimated cost of the proposed development as specified in a report prepared by a suitably qualified quantity surveyor must be one of the following to the satisfaction of the Minister for Planning: ■ At least \$20 million if any part of the land is in metropolitan Melbourne. ■ At least \$10 million if the land is not in metropolitan Melbourne.
Hospital Medical centre Warehouse	The estimated cost of the proposed development as specified in a report prepared by a suitably qualified quantity surveyor must be one of the following to the satisfaction of the Minister for Planning: ■ At least \$30 million if any part of the land is in metropolitan Melbourne; or ■ At least \$10 million if the land is not in metropolitan Melbourne.
Tertiary institution	The estimated cost of the proposed development as specified in a report prepared by a suitably qualified quantity surveyor must be one of the following to the satisfaction of the Minister for Planning: ■ At least \$30 million if any part of the land is in metropolitan Melbourne; or ■ At least \$20 million if the land is not in metropolitan Melbourne.
Transport terminal	Must only be used to transport gas.
Retail premises (other than food and drink premises)	The estimated cost of the proposed development as specified in a report prepared by a suitably qualified quantity surveyor must be one of the following to the satisfaction of the Minister for Planning: ■ At least \$100 million if any part of the land is in metropolitan Melbourne; or ■ At least \$20 million if the land is not in metropolitan Melbourne.
Earth and energy resources industry (other than extractive industry, mining, mineral exploration, petroleum exploration, petroleum production and stone exploration)	The estimated cost of the proposed development as specified in a report prepared by a suitably qualified quantity surveyor must be at least \$30 million to the satisfaction of the Minister for Planning.
Extractive industry	The estimated value of the resource to be extracted must be at least \$30 million to the satisfaction of the Minister for Planning.

MANSFIELD PLANNING SCHEME

Use	Condition
Mining and mineral exploration	The estimated cost of the proposed development as specified in a report prepared by a suitably qualified quantity surveyor must be at least \$10 million to the satisfaction of the Minister for Planning.
Office	Must meet one of the following to the satisfaction of the Minister for Planning: ■ The combined gross floor area of all buildings (excluding basement and above ground car parking facilities) associated with the proposed use or development must be at least 10,000 square metres if any part of the land is in metropolitan Melbourne; or ■ The combined gross floor area of all buildings (excluding basement and above ground car parking facilities) associated with the proposed use or development must be at least 5,000 square metres if the land is not in metropolitan Melbourne.
Renewable energy facility	An installed capacity of 1 megawatt or greater must be proposed.
Energy generation facility	An installed capacity of 1 megawatt or greater must be proposed. Must only be a gas-powered energy generation facility.
Utility installation (other than data centre)	A utility installation used to: ■ Transmit or distribute electricity; or ■ Store electricity if the installed capacity is 1 megawatt or greater; or ■ Transmit or distribute gas. must be proposed.

53.22-2
04/07/2025
VC258

Planning scheme requirements

The responsible authority may waive or vary any of the following:

- Any building height or setback requirement.
- Any application requirement in this planning scheme if in the opinion of the responsible authority the requirement is not relevant to the assessment of the application.

This does not apply to the following:

- A decision that would be inconsistent with an approved Statement of Planning Policy for a declared area; and
- A requirement in clauses 45.07, 45.08 or 51.03, or in any schedule to those clauses.

53.22-3
04/07/2025
VC258

Application requirements

An application must be accompanied by the following information, as appropriate:

- A report or other documents demonstrating the likely feasibility of the development.
- A report prepared by a suitably qualified quantity surveyor which specifies the estimated cost of the development.
- For extractive industry, a report prepared by a suitably qualified person specifying the estimated value of the resource to be extracted.

53.22-4
20/09/2023
VC242

Exemption from review

An application under any provision of this planning scheme is exempt from the decision requirements of sections 64(1), (2) and (3), and the review rights of sections 82(1) of the Act.

53.22-5
04/07/2025
VC258

Decision guidelines

Before deciding on an application the responsible authority must consider, as appropriate:

- The purpose of the clause.
- The views of the Office of the Victorian Government Architect.

53.22-6
20/09/2023
VC242

Transitional provision

Clause 53.22 does not apply to:

- An application for a permit lodged before the approval date of Amendment VC242.
- An application for an amendment of a permit under section 72 of the Act if the original permit application was lodged before the approval date of Amendment VC242.