

# Planning and Subdivision Fees

Effective 1 July 2021



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	\$1337.70	\$1337.70
	Amendment to change what the permit allows; or change any or all conditions	N/A	\$1337.70
<b>Single Dwelling</b>	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	\$202.90	\$202.90
Class 3	\$10,000 to \$100,000	\$638.80	\$638.80
Class 4	\$100,001 to \$500,000	\$1,307.60	\$1,307.60
Class 5	\$500,001 to \$1M	\$1,412.80	\$1,412.80
Class 6	\$1M to \$2M	\$1,518.00	\$1,412.80
<b>VicSmart</b>	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	\$202.90	\$202.90
Class 8	More than \$10,000	\$435.90	\$435.90
Class 9	VicSmart application to subdivide or consolidate land	\$202.90	\$202.90
Class 10	Any other VicSmart application	\$202.90	\$202.90

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

<b>All other development</b>	To develop land if the estimated cost of the development is:		
Class 10	Up to \$100,000	<b>\$1,164.80</b>	<b>\$1,164.80</b>
Class 11	\$100,001 to \$1M	<b>\$1,570.60</b>	<b>\$1,570.60</b>
Class 12	\$1M to \$5M	<b>\$3,464.40</b>	<b>\$3,464.40</b>
Class 13	\$5M to \$15M	<b>\$8,830.10</b>	<b>\$3,464.40</b>
Class 14	\$15M to \$50M	<b>\$26,039.50</b>	<b>\$3,464.40</b>
Amendments to planning permits – fee based on difference of cost between original application & amendment			
<b>Subdivision</b>			
Class 16	Subdivide an existing building	<b>\$1,337.70</b>	<b>\$1,337.70</b>
Class 17	Subdivide land into 2 lots	<b>\$1,337.70</b>	<b>\$1,337.70</b>
Class 18	Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	<b>\$1,337.70</b>	<b>\$1,337.70</b>
Class 19	To subdivide land (\$1,318.10 for each 100 lots created)	<b>\$1,337.70</b>	<b>\$1,337.70</b>
Class 20	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.	<b>\$1,337.70</b>	<b>\$1,337.70</b>
Class 21	A permit not otherwise provided for in this Regulation	<b>\$1,337.70</b>	<b>\$1,337.70</b>

## 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:  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:	

This fee maybe waived at the discretion of Council, pursuant to Regulation 20 of the Planning & Environment (Fees) Regulations 2016, unless the amendment involves further significant processing of the application, such as the giving of notice.

## OTHER MATTERS

Type of Application	Fee
Certificate of Compliance under Section 97N	\$330.70
Amend or end a Section 173 Agreement	\$668.80
Satisfaction matters	\$325.80
Secondary consent to plans	\$150.00
Where a planning scheme specifies that a matter must be done to the satisfaction of a responsibly	330.70
Extension of time to a permit	\$204.00
Subsequent Requests	\$410.00

## SUBDIVISION CERTIFICATION AND ENGINEERING

Regulation	Purpose	Fee
6	Certification of a plan of subdivision	\$177.40
7	Alteration of plan	\$112.70
8	Amendment of certified plan	\$142.80
	<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	<ul style="list-style-type: none"> <li>a) Considering a request to amend a planning scheme; and</li> <li>b) Exhibition and notice of the amendment; and</li> <li>c) Considering any submissions which do not seek a change to the amendment; and</li> <li>d) If applicable, abandoning the amendment.</li> </ul>	\$4058.10
2	<ul style="list-style-type: none"> <li>a) Considering submissions which seek a change to an amendment, and where necessary, referring the submissions to a panel: <ul 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> </ul> </li> <li>b) Providing assistance to a panel; and</li> <li>c) Making a submission to the panel; and</li> <li>d) Considering the panel's report; and</li> <li>e) After considering submissions and the report, if applicable, abandoning the amendment</li> </ul>	<ul style="list-style-type: none"> <li>\$15,345.60</li> <li>\$30,661.20</li> <li>\$40,986.80</li> </ul>
3	<ul style="list-style-type: none"> <li>a) Adopting the amendment or a part of an amendment; and</li> <li>b) Submitting the amendment for approval by the Minister; and</li> <li>c) Giving the notice of the approval of the amendment</li> </ul>	\$488.50
4	<ul style="list-style-type: none"> <li>a) Consideration by the Minister of a request to approve an amendment; and</li> <li>b) Giving notice of approval of an amendment</li> </ul>	\$488.50

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

The sum of the highest of the fees which would have applied if separate applications were made and 50% of the other fees which would have applied if separate applications were made.

### PUBLIC NOTICE

If public notice has to be given, you will incur some or all of the following charges:

Neighbour Letter	\$4.15 per letter
Administration Fee	\$56.00
Public Notice on Site	\$150.00
Newspaper Charge	\$180.00

\*The fee to amend an application for a permit or an application to amend a permit is 40% of the application fee for that class.