

# PLANNING FEES & CHARGES (2021-2022)



Metropolitan Planning Levy (MPL) must be paid to State Revenue Office (SRO) if the estimated cost of a development is more than \$1,107,000. A planning application cannot be lodged without a current MPL certificate.

Refer to SRO website – [www.sro.vic.gov.au](http://www.sro.vic.gov.au)

<b>Note: Combined Application</b> - Sum of highest fee plus 50% of other fees applicable.		
<b>Planning Applications</b> (GST Free)		
<b>Use of Land ONLY (includes Liquor Licence)</b>		<b>\$1337.70</b>
<b>Residential Development of One Dwelling ONLY</b>		
- \$10,000 or less		<b>\$202.90</b>
- \$10,001	to \$100,000	<b>\$638.80</b>
- \$100,001	to \$500,000	<b>\$1307.60</b>
- \$500,001	to \$1,000,000	<b>\$1412.80</b>
- \$1,000,001	to \$2,000,000	<b>\$1518.00</b>
<b>VicSmart</b>		
- If the estimated cost is less than \$10,000		<b>\$202.90</b>
- If the estimated cost is greater than \$10,000		<b>\$435.90</b>
- VicSmart application to subdivide or consolidate land		<b>\$202.90</b>
- Any other VicSmart application		<b>\$202.90</b>
<b>Application to Subdivide</b>		
- An existing building		<b>\$1337.70</b>
- Into two lots		<b>\$1337.70</b>
- Consolidation		<b>\$1337.70</b>
- Land (3 or more lots created and per 100 lots)		<b>\$1337.70</b>
- Realignment of common boundary between lots		<b>\$1337.70</b>
<b>To create, vary or remove</b>		
- A Carriageway easement or restriction		<b>\$1337.70</b>
- An easement (other than Carriageway)		<b>\$1337.70</b>
- To remove a restriction		<b>\$1337.70</b>
<b>Development of land</b>		
- value less than	\$100,000	<b>\$1164.80</b>
-100,001	to \$1,000,000	<b>\$1570.60</b>
- \$1,000,001	to \$5,000,000	<b>\$3464.40</b>
- \$5,000,001	to \$15,000,000	<b>\$8830.10</b>
- \$15,000,001	to \$50,000,000	<b>\$26,039.50</b>
- Greater than	\$50,000,000	<b>\$58,526.80</b>
A permit not otherwise provided for in the regulation		<b>\$1337.70</b>
<b>Approval to the Satisfaction of The City of Monash</b>		<b>\$330.70</b>
<b>To Amend an Application (S57A)</b>		<b>40% of original application fee</b>
<b>Application for extension of time</b> - (includes GST)		
- Use of Land		<b>\$1286.10</b>
- One dwelling ONLY		<b>\$195.10</b>
- \$0 – \$100,000		<b>\$1119.90</b>
- \$100,001 – \$1,000,000		<b>\$1510.00</b>
- \$1,000,000 +		<b>\$3330.70</b>
- Subdivision		<b>\$1286.10</b>
<b>Subdivision Act Application</b> (GST free)		
Certify a plan of subdivision		<b>\$177.40</b>
Alteration of plan under section 10(2) of the Act		<b>\$112.70</b>
Amendment of Certified plan under section 11(1) of the Act		<b>\$142.80</b>

<b>Maintenance Security (Refundable)</b> Works/Trees/Landscaping	<b>As Required</b>
<b>Demolition (GST free)</b> Request for demolition (S.29A)	<b>\$86.40</b>
<b>Amendment/s to Planning Permits (GST free)</b> <b>(Values based on difference of cost between original application and amendment)</b>	
<b>Application for Change of Use ONLY</b>	<b>\$1337.70</b>
<b>Amend the citation or condition/s of a Permit ONLY</b>	<b>\$1337.70</b>
<b>Amend Permits for Residential development of One Dwelling ONLY</b>	
- value up to \$10,000	<b>\$202.90</b>
- \$10,001 to \$100,000	<b>\$638.80</b>
- \$100,001 to \$500,000	<b>\$1307.60</b>
- \$500,001 to \$2,000,000	<b>\$1412.80</b>
<b>To amend a VicSmart application</b>	
- If the estimated cost is less than \$10,000	<b>\$202.90</b>
- If the estimated cost is greater than \$10,000	<b>\$435.90</b>
- VicSmart application to subdivide or consolidate the land	<b>\$202.90</b>
- Any other VicSmart application	<b>\$202.90</b>
<b>Amend Permits for Subdivision for</b>	
- existing building or two lot subdivision	<b>\$1337.70</b>
- land (3 or more lots, calculated per 100 lots)	<b>\$1337.70</b>
- realignment of common boundary between lots	<b>\$1337.70</b>
<b>Amend Permits to create, vary or remove</b>	<b>\$1337.70</b>
<b>Amend Permits for Development of Land</b>	
- value less than \$100,000	<b>\$1164.80</b>
- \$100,001 to \$1,000,000	<b>\$1570.60</b>
- \$1,000,000 to \$50,000,000	<b>\$3464.40</b>
- A permit not otherwise provided for in the regulation	<b>\$1337.70</b>
<b>Secondary Consent to the Satisfaction of the City of Monash</b>	<b>\$334.00</b>
<b>To amend or end a S173 Agreement</b>	<b>\$668.80</b>
<b>Public Notification (includes GST)</b>	
Residential	<b>\$188.00</b>
Commercial <\$1 M	<b>\$375.00</b>
>\$1 M	<b>\$675.00</b>
Notification (> 15 Properties)	<b>\$7.80 per property</b>
(> 100 Properties)	<b>\$15.50 per property</b>
<b>Additional Sign</b>	
Standard (A2)	<b>\$78.00</b>
Larger Signs (A0)	<b>\$150.00</b>
(A1)	<b>\$104.00</b>
or as required	<b>As required</b>
Newspaper Ads As required	<b>As required</b>

<b>Copy of planning permit</b> (includes GST) Hardcopy Digital	\$225.00 \$155.00
<b>Photocopies/Sale of Publications</b> (includes GST) General Photocopies (A4 or A3) Plan printing (A2, A1 or A0) Heritage Study Character Study	\$1.90/per page \$31.50/plan \$36.00 \$72.00
<b>S.173 Agreements</b> Subdivision approvals (preparation and administration) Note: - Lodgement fees at Title Office are a separate requirement.	\$970.00 As required
<b>Street Trees</b> New/replacement street trees Remove an existing street tree	As required As required
<b>Parking – Cash in Lieu Contributions</b> Contribution defined by condition of Planning Permit	As required
<b>Planning Scheme Amendment</b> (includes GST) Considering a request to amend a planning scheme Considering submissions 1021 - 2727 Request to the Minister for Planning for approval /Adopting an amendment	\$3096.20 \$15,345.60-\$40,986.80 \$488.50
<b>Subdivision Works</b> Supervision Fees Plan Checking Fees	2.5% of cost of works 0.75% of cost of works
<b>Open Space Contribution</b> (GST Free) Contribution defined by condition of Planning Permit and based on Site Value at time of application.	As required
<b>Drainage Levy</b> Fee defined by condition of Planning Permit.	As advised by Engineering
<b>Written Planning Enquiry</b> (includes GST)	\$155.00

## Unanswered Questions? Who should I ask?

Should you have any questions regarding Planning Fees and Charges detailed in this guide, or about the Monash Planning Scheme, please feel welcome to contact Council's Planning Department:

**Phone** - 9518 3555

**Email** - [mail@monash.vic.gov.au](mailto:mail@monash.vic.gov.au)

**In Person** - Civic Centre, 293 Springvale Road, Glen Waverley, 8.15am -5pm, Monday to Friday  
(closed public holidays)