



CITY OF
MONASH

PLANNING FEES & CHARGES

(2025-2026)

Metropolitan Planning Levy (MPL) must be paid to State Revenue Office (SRO) if the estimated cost of a development is more than \$1,311,000. A planning application cannot be lodged without a current MPL certificate. Refer to SRO website - www.sro.vic.gov.au

| | |
|---|---|
| Planning Applications (GST Free) | |
| Note: Combined Application - Sum of highest fee plus 50% of other fees applicable. | |
| Use of Land ONLY (includes Liquor Licence) | \$1,496.10 |
| Residential Development of One Dwelling ONLY | |
| - Value less than \$10,000 (including removal of 2 or more trees) | \$226.90 |
| - \$10,001 to \$100,000 | \$714.40 |
| - \$100,001 to \$500,000 | \$1,462.50 |
| - \$500,001 to \$1,000,000 | \$1,580.10 |
| - \$1,000,001 to \$2,000,000 | \$1,697.80 |
| VicSmart | |
| - If the estimated cost is less than \$10,000 | \$226.90 |
| - If the estimated cost is greater than \$10,000 | \$487.50 |
| - VicSmart application to subdivide or consolidate land | \$226.90 |
| - Any other VicSmart application | \$226.90 |
| Development of land | |
| - Value less than \$100,000 | \$1,302.80 |
| - \$100,001 to \$1,000,000 | \$1,756.60 |
| - \$1,000,001 to \$5,000,000 | \$3,874.70 |
| - \$5,000,001 to \$15,000,000 | \$9,875.90 |
| - \$15,000,001 to \$50,000,000 | \$29,123.30 |
| - Greater than \$50,000,000 | \$65,458.10 |
| - A permit otherwise not provided in the regulations | \$1,496.10 |
| Approval to the Satisfaction of The City of Monash To Amend a Current Application (S57A) | \$369.80 40% of original application fee |
| Application to Subdivide | |
| - An existing building | \$1,496.10 |
| - Into two lots | \$1,496.10 |
| - Land (3 or more lots created and per 100 lots) | \$1,496.10 |
| - Consolidation | \$1,496.10 |
| - Realignment of common boundary between lots | \$1,496.10 |
| To create, vary or remove | |
| - A Carriageway easement or restriction | \$1,496.10 |
| - An easement (other than Carriageway) | \$1,496.10 |
| - To remove a restriction | \$1,496.10 |
| Subdivision Act Application | |
| - Certify a plan of subdivision | \$198.40 |
| - Alteration of plan under section 10(2) of the Act | \$126.10 |
| - Amendment of Certified plan under section 11(1) of the Act | \$159.70 |

| | |
|---|--------------------|
| Amendment/s to Planning Permits (GST free) (Values based on difference of cost of works between original application and amendment) | |
| Application for Change of Use ONLY | \$1,496.10 |
| Amend the citation or condition/s of a Permit ONLY | \$1,496.10 |
| Amend Permits for Residential development of One Dwelling ONLY | |
| - Value less than \$10,000 | \$226.90 |
| - \$10,001 to \$100,000 | \$714.40 |
| - \$100,001 to \$500,000 | \$1,462.50 |
| - Greater than \$500,000 | \$1,580.10 |
| To amend a VicSmart application | |
| - If the estimated cost is less than \$10,000 | \$226.90 |
| - If the estimated cost is greater than \$10,000 | \$487.50 |
| - VicSmart application to subdivide or consolidate the land | \$226.90 |
| - Any other VicSmart application | \$226.90 |
| Amend Permits for Subdivision for | |
| - Existing building or two lot subdivision | \$1,496.10 |
| - Land (3 or more lots, calculated per 100 lots) | \$1,496.10 |
| - Realignment of common boundary between lots | \$1,496.10 |
| Amend Permits to create, vary or remove Easement | \$1,496.10 |
| Amend Permits for Development of Land | |
| - Value less than \$100,000 | \$1,302.80 |
| - \$100,001 to \$1,000,000 | \$1,756.60 |
| - Greater than \$1,000,000 | \$3,874.70 |
| - A permit not otherwise provided for in the regulation | \$1,496.10 |
| To amend or end a S173 Agreement | \$748.00 |
| Secondary Consent to the Satisfaction of the City of Monash (GST Free) | |
| - VicSmart | \$500.00 |
| - Single Dwelling | \$500.00 |
| - Residential (2 to 9 Dwellings) | \$874.00 |
| - Mixed Use/Commercial/Industrial/10+ Dwellings | \$874.00 |
| Condition 1 Plans (includes GST) | |
| - First assessment at no cost | |
| - Each additional review | \$210.00 |
| Public Notification (GST Free) | |
| Standard sign and first 10 letters | \$315.00 |
| Each additional letter | \$10.50 |
| Additional Signs: | |
| - Standard (A2) | \$94.50 |
| - Larger Signs (A1) | \$120.80 |
| (A0) | \$262.50 |
| or as required | As required |
| Newspaper Ads As required | As required |
| Pre-application advice (includes GST) - additional information on page 4 | |
| - Standard application – excl. alterations and additions, single dwellings, dual occupancies and vegetation removal | \$315.00 |
| - Major application | \$472.50 |
| - Subsequent pre-application advice | \$157.50 |

| | |
|---|--|
| Application for extension of time (GST Free) - Use of Land - VicSmart or One dwelling ONLY (including removal of trees) - Value less than \$100,000 - \$100,001 to \$1,000,000 - \$1,000,000 + - Subdivision | \$1,485.90 \$550.00 \$1,293.60 \$1,744.60 \$3,848.30 \$1,485.90 |
| Maintenance Security (Refundable) Works/Trees/Landscaping | As Required |
| Demolition (GST free) Request for demolition (S.29A) | \$96.70 |
| Copy of Planning Permit (GST Free) Digital Hardcopy | \$181.70 \$264.60 |
| Photocopies/Sale of Publications (includes GST) General Photocopies (A4 or A3) Plan printing (A2, A1 or A0) | \$2.40/per page \$36.80/plan |
| S.173 Agreements (includes GST) Subdivision approvals (preparation and administration) Other specific requirements Note: Lodgment fees at Title Office are a separate requirement. | \$1,659.00 As required |
| Street Trees New/replacement street trees Remove an existing street tree | As required ***** As required ***** |
| Parking – Cash in Lieu Contributions Contribution defined by condition of Planning Permit | As required ***** |
| Planning Scheme Amendment (GST Free) Considering a request to amend a planning scheme Considering submissions 1021 - 2727 Request to the Minister for Planning for approval / Adopting an amendment | \$3,462.90 \$17,163.00-\$45,840.90 \$546.30 |
| Subdivision Works (GST Free) Supervision Fees Plan Checking Fees | 2.5% of cost of works 0.75% of cost of works |
| Open Space Contribution (GST Free) Contribution defined by condition of Planning Permit and based on Site Value at time of application. | As required |
| Drainage Levy Fee defined by condition of Planning Permit. | As advised by Engineering |
| Written Planning Enquiry (GST Free) | \$236.30 |

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

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

Pre-Application Categories:

The following defines what is a standard or major application type for a pre-application request.

A pre-application fee is not required for the following and can be requested via email to mail@monash.vic.gov.au:

- Alterations and additions to a single dwelling
- Development of up to three dwellings
- Advertising signage
- Vegetation removal.

Standard Application

A standard pre-application advice request is for any proposal which includes:

- Development of four to nine dwellings
- Small scale industrial and/or commercial development
- Reduce or waive the number of car parking spaces required under the Monash Planning Scheme
- Change of use.

Major Application

A major pre-application advice request is for any proposal which includes:

- Development of ten or more dwellings
 - Larger scale industrial and/or commercial development
 - Mixed use development
 - Other similar applications
-