



PLANNING FEES & CHARGES

2026-2027

The Metropolitan Planning Levy (MPL) must be paid to State Revenue Office (SRO) where the estimated cost of a development is more than \$1,344,000. 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)	\$1537.00
Residential Development of One Dwelling ONLY	
- Value less than \$10,000 (including removal of 2 or more trees)	\$233.10
- \$10,001 to \$100,000	\$734.00
- \$100,001 to \$500,000	\$1,502.50
- \$500,001 to \$1,000,000	\$1,623.40
- \$1,000,001 to \$2,000,000	\$1,744.30
VicSmart	
- If the estimated cost is less than \$10,000	\$233.10
- If the estimated cost is greater than \$10,000	\$500.80
- VicSmart application to subdivide or consolidate land	\$233.10
- Any other VicSmart application	\$233.10
Development of land	
- Value less than \$100,000	\$1,338.40
- \$100,001 to \$1,000,000	\$1,804.70
- \$1,000,001 to \$5,000,000	\$3,980.70
- \$5,000,001 to \$15,000,000	\$10,146.10
- \$15,000,001 to \$50,000,000	\$29,920.30
- Greater than \$50,000,000	\$67,249.40
- A permit otherwise not provided in the regulations	\$1,537.00
Approval to the Satisfaction of The City of Monash To Amend a Current Application (S57A)	\$379.90 40% of original application fee
Application to Subdivide	
- An existing building	\$1,537.00
- Into two lots	\$1,537.00
- Land (3 or more lots created and per 100 lots)	\$1,537.00
- Consolidation	\$1,537.00
- Realignment of common boundary between lots	\$1,537.00
To create, vary or remove	
- A Carriageway easement or restriction	\$1,537.00
- An easement (other than Carriageway)	\$1,537.00
- To remove a restriction	\$1,537.00
Subdivision Act Application	
- Certify a plan of subdivision	\$203.80
- Alteration of plan under section 10(2) of the Act	\$129.50
- Amendment of Certified plan under section 11(1) of the Act	\$164.10

293 Springvale Road (PO Box 1) Glen Waverley VIC 3150 **Web** www.monash.vic.gov.au **Email** mail@monash.vic.gov.au

T (03) 9518 3555 **National Relay Service** (for the hearing and speech impaired) 1800 555 660

Interpreter Services 普通话 4713 5001 廣東話 4713 5002 Việt Ngữ 4713 5003 Ελληνικά 4713 5004 हिंदी 4713 5005

Other languages 4713 5000 Italiano 4713 5008 한국어 4713 5010 සිංහල 4713 5020 தமிழ் 4713 5021

Application for extension of time (GST Free)	
- Use of Land	\$1,560.20
- VicSmart or One dwelling ONLY (including removal of trees)	\$750.00
- Value less than \$100,000	\$1,358.30
- \$100,001 to \$1,000,000	\$1,831.80
- \$1,000,000 +	\$4,040.70
- Subdivision	\$1,560.20
Demolition (GST free)	
Request for demolition (S.29A)	\$99.30
Copy of Planning Permit (GST Free)	
Digital	\$190.70
Hardcopy	\$277.80
Photocopies/Sale of Publications (includes GST)	
General Photocopies (A4 or A3)	\$2.50/per page
Plan printing (A2, A1 or A0)	\$38.60/plan
S.173 Agreements	
To amend or end a S173 Agreement (GST free)	\$768.50
Consent under S173 Agreement (GST free)	\$379.90
Subdivision approvals (preparation and administration) (includes GST)	\$1,742.00
Other specific requirements	As required
Note: Lodgment fees at Title Office are a separate requirement.	
Planning Scheme Amendment (GST Free)	
Considering a request to amend a planning scheme	\$3,557.60
Considering submissions 1021 - 2727	\$17,632.70-\$47,095.30
Request to the Minister for Planning for approval / Adopting an amendment	\$561.30
Subdivision Works (GST Free)	
Supervision Fees	2.5% of cost of works
Plan Checking Fees	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
Street Trees	
New/replacement street trees	As required
Remove an existing street tree	As required
Parking – Cash in Lieu Contributions	
Contribution defined by condition of Planning Permit	As required
Maintenance Security (Refundable)	
Works/Trees/Landscaping	As required
Written Planning Enquiry (GST Free)	\$248.10

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
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