

# PLANNING FEES & CHARGES

(2024-2025)



CITY OF  
MONASH

Metropolitan Planning Levy (MPL) must be paid to State Revenue Office (SRO) if the estimated cost of a development is more than \$1,271,000. 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>Planning Applications (GST Free)</b>	
Note: Combined Application - Sum of highest fee plus 50% of other fees applicable.	
Note: * Additional Information detailed at end of fee schedule	
<b>Pre Application Advice/Meeting Request*</b>	
- Standard Application	\$300.00
- Major Application	\$450.00
- Subsequent Additional Meeting and/or Written Advice	\$150.00
<b>Use of Land ONLY (includes Liquor Licence)</b>	<b>\$1,453.40</b>
<b>Residential Development of One Dwelling ONLY</b>	
- Value less than \$10,000 (including Removal of 2 or more trees)	\$220.50
- \$10,001 to \$100,000	\$694.00
- \$100,001 to \$500,000	\$1,420.70
- \$500,001 to \$1,000,000	\$1,535.00
- \$1,000,001 to \$2,000,000	\$1,649.30
<b>VicSmart</b>	
- If the estimated cost is less than \$10,000	\$220.50
- If the estimated cost is greater than \$10,000	\$473.60
- VicSmart application to subdivide or consolidate land	\$220.50
- Any other VicSmart application	\$220.50
<b>Development of land</b>	
- value less than \$100,000	\$1,265.60
- \$100,001 to \$1,000,000	\$1,706.50
- \$1,000,001 to \$5,000,000	\$3,764.10
- \$5,000,001 to \$15,000,000	\$9,593.90
- \$15,000,001 to \$50,000,000	\$28,291.70
- Greater than \$50,000,000	\$63,589.00
- A permit otherwise not provided in the regulations	\$1,453.40
<b>Approval to the Satisfaction of The City of Monash To Amend a Current Application (S57A)</b>	<b>\$359.30</b> 40% of original application fee
<b>Condition 1 Plans</b>	
- First Assessment at No Cost	
- Each Additional Review	\$200.00
<b>Application to Subdivide</b>	
- An existing building	\$1,453.40
- Into two lots	\$1,453.40
- Land (3 or more lots created and per 100 lots)	\$1,453.40
- Consolidation	\$1,453.40
- Realignment of common boundary between lots	\$1,453.40
<b>To create, vary or remove</b>	
- A Carriageway easement or restriction	\$1,453.40
- An easement (other than Carriageway)	\$1,453.40
- To remove a restriction	\$1,453.40
<b>Subdivision Act Application</b>	
- Certify a plan of subdivision	\$192.70
- Alteration of plan under section 10(2) of the Act	\$122.50
- Amendment of Certified plan under section 11(1) of the Act	\$155.10

<p><b>Amendment/s to Planning Permits (GST free)</b> (Values based on difference of cost of works between original application and amendment)</p> <p><b>Application for Change of Use ONLY</b> <span style="float: right;"><b>\$1,453.40</b></span></p> <p><b>Amend the citation or condition/s of a Permit ONLY</b> <span style="float: right;"><b>\$1,453.40</b></span></p> <p><b>Amend Permits for Residential development of One Dwelling ONLY</b></p> <ul style="list-style-type: none"> <li>- value less than \$10,000 <span style="float: right;"><b>\$220.50</b></span></li> <li>- \$10,001 to \$100,000 <span style="float: right;"><b>\$694.00</b></span></li> <li>- \$100,001 to \$500,000 <span style="float: right;"><b>\$1,420.70</b></span></li> <li>- \$500,001 to \$2,000,000 <span style="float: right;"><b>\$1,535.00</b></span></li> </ul> <p><b>To amend a VicSmart application</b></p> <ul style="list-style-type: none"> <li>- If the estimated cost is less than \$10,000 <span style="float: right;"><b>\$220.50</b></span></li> <li>- If the estimated cost is greater than \$10,000 <span style="float: right;"><b>\$473.60</b></span></li> <li>- VicSmart application to subdivide or consolidate the land <span style="float: right;"><b>\$220.50</b></span></li> <li>- Any other VicSmart application <span style="float: right;"><b>\$220.50</b></span></li> </ul> <p><b>Amend Permits for Subdivision for</b></p> <ul style="list-style-type: none"> <li>- existing building or two lot subdivision <span style="float: right;"><b>\$1,453.40</b></span></li> <li>- land (3 or more lots, calculated per 100 lots) <span style="float: right;"><b>\$1,453.40</b></span></li> <li>- realignment of common boundary between lots <span style="float: right;"><b>\$1,453.40</b></span></li> </ul> <p><b>Amend Permits to create, vary or remove Easement</b> <span style="float: right;"><b>\$1,453.40</b></span></p> <p><b>Amend Permits for Development of Land</b></p> <ul style="list-style-type: none"> <li>- value less than \$100,000 <span style="float: right;"><b>\$1,265.60</b></span></li> <li>- \$100,001 to \$1,000,000 <span style="float: right;"><b>\$1,706.50</b></span></li> <li>- \$1,000,001 to \$50,000,000 <span style="float: right;"><b>\$3,764.10</b></span></li> <li>- A permit not otherwise provided for in the regulation <span style="float: right;"><b>\$1,453.40</b></span></li> </ul> <p><b>Secondary Consent to the Satisfaction of the City of Monash</b></p> <ul style="list-style-type: none"> <li>- VicSmart <span style="float: right;"><b>\$214.00</b></span></li> <li>- Single Dwelling <span style="float: right;"><b>\$350.00</b></span></li> <li>- Residential (2 to 9 Dwellings) <span style="float: right;"><b>\$570.00</b></span></li> <li>- Mixed Use/Commercial/Industrial/10+ Dwellings <span style="float: right;"><b>\$950.00</b></span></li> </ul> <p><b>To amend or end a S173 Agreement</b> <span style="float: right;"><b>\$708.00</b></span></p>	
<p><b>Public Notification (includes GST)</b></p> <p>Standard Sign and first 10 letters <span style="float: right;"><b>\$300.00</b></span></p> <p>Each Additional letter <span style="float: right;"><b>\$10.00 per property</b></span></p> <p>Additional Sign - Standard (A2) <span style="float: right;"><b>\$90.00</b></span></p> <p style="padding-left: 40px;">- Larger Signs (A1) <span style="float: right;"><b>\$115.00</b></span></p> <p style="padding-left: 80px;">(A0) <span style="float: right;"><b>\$250.00</b></span></p> <p style="padding-left: 40px;">or as required <span style="float: right;"><b>As required</b></span></p> <p>Newspaper Ads As required <span style="float: right;"><b>As required</b></span></p>	
<p><b>Application for extension of time (includes GST)</b></p> <ul style="list-style-type: none"> <li>- Use of Land <span style="float: right;"><b>\$1,415.10</b></span></li> <li>- VicSmart or One dwelling ONLY <span style="float: right;"><b>\$214.70</b></span></li> <li>- value less than \$100,000 <span style="float: right;"><b>\$1,232.00</b></span></li> <li>- \$100,001 to \$1,000,000 <span style="float: right;"><b>\$1,661.50</b></span></li> <li>- \$1,000,000 + <span style="float: right;"><b>\$3,665.00</b></span></li> <li>- Subdivision <span style="float: right;"><b>\$1,415.10</b></span></li> </ul>	

<b>Maintenance Security (Refundable)</b> Works/Trees/Landscaping	<b>As Required</b>
<b>Demolition</b> (GST free) Request for demolition (S.29A)	<b>\$93.90</b>
<b>Copy of Planning Permit</b> (includes GST) Digital Hardcopy	<b>\$173.00</b> <b>\$252.00</b>
<b>Photocopies/Sale of Publications</b> (includes GST) General Photocopies (A4 or A3) Plan printing (A2, A1 or A0)	<b>\$2.20/per page</b> <b>\$35.00/plan</b>
<b>S.173 Agreements</b> Subdivision approvals (preparation and administration) Other specific requirements Note: Lodgment fees at Title Office are a separate requirement.	<b>\$1,580.00</b> 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	<b>\$3,364.00</b> <b>\$16,672.90-\$44,531.90</b> <b>\$530.70</b>
<b>Subdivision Works</b> Supervision Fees Plan Checking Fees	<b>2.5% of cost of works</b> <b>0.75% of cost of works</b>
<b>Open Space Contribution</b> (GST Free) Contribution defined by condition of Planning Permit and based on Site Value at time of application.	<b>As required</b>
<b>Drainage Levy</b> Fee defined by condition of Planning Permit.	<b>As advised by Engineering</b>
<b>Written Planning Enquiry</b> (includes GST) Confirmation of whether a Planning Permit is required.	<b>\$225.00</b>

## 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)

### **\*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](mailto: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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