

Fees and charges at a glance – 2 April 2024

All development applications incur fees for the assessment process to be undertaken. The fees that will be payable for your application depend on what you are proposing and where it is located.

Online payments

- Make a [‘quick’ payment](#) from PlanSA
- Log in to your [application account](#) to make a payment

Lodgement Fees

<\$10,000	\$90
>\$10,000 but ≤\$50,000	\$144
>\$50,000 but ≤\$100,000	\$162
>\$100,000 but ≤\$300,000	\$171
>\$300,000 but ≤\$500,000	\$180
>\$500,000 but ≤\$700,000	\$414
>\$700,000 but ≤\$1 million	\$720
>\$1 million but ≤\$5 million	\$1,620
>\$5 million but ≤\$10 million	\$2,160
>\$10 million	\$2,970
Hard Copy Lodgement (additional processing fee)	\$87

Assessment - Planning Fees

Deemed-to-Satisfy (<\$10,000 development cost)	\$138
Deemed-to-Satisfy (>\$10,000 development cost)	\$228
Performance Assessed	\$272 or 0.125% development cost up to a maximum of \$200,000, whichever is greater
Impact Assessed (Restricted)	0.25% of the total development cost up to \$300,000, whichever is greater
Impact Assessed (EIS) Declaration	\$1,906 plus 0.25 of the total development cost up to \$500,000, whichever is greater
Impact Assessed (EIS) Assessment	0.25% development cost up to a maximum of \$500,000
Crown Development	\$193 plus, 0.25% development cost up to a maximum \$300,000
Urban Tree Fund	\$163 for each replacement tree not planted on site

Referral Agency Fees

Standard fee for most referrals of \$434 with some variations to the Environment Protection Authority, Native Vegetation, SA Housing Authority and Technical Regulator.

Urban Tree Canopy Off-set Scheme

Urban Tree Canopy Off-set Fee - Small	\$300
Urban Tree Canopy Off-set Fee - Medium	\$600
Urban Tree Canopy Off-set Fee - Large	\$1,200

NOTE: The Urban Tree Canopy overlay seeks to preserve and enhance the urban tree canopy through the planting of new trees and the retention of existing trees. In specified circumstances an applicant may elect to make a contribution to a fund instead of planting the trees required by the overlay.

Assessment - Land Division Fees

Assessment (4 or less lots with no public road)	\$191
Assessment (5 or more lots and/or a public road) (fee to council)	\$191, plus \$17.40 per additional allotment
Regulation 76 Advice	\$218
Certificate of Approval (Land Division Certificate)	\$1,120

NOTE: Land division certificate fees are paid after applying for the land certificate.

Assessment – Building Envelope Plan Fees

Building Envelope Plan Approval	\$191 plus, \$17.40 for each allotment delineated under the building envelope plan
Building Envelope Plan Publication	\$218

Assessment - Building Fees

Building Assessment – Class 1 (typically houses)	\$490 or 0.25% of the development cost, whichever is greater
Building Assessment – Classes 2-9 (e.g. Apartments, commercial, industrial buildings)	<ul style="list-style-type: none"> • Total development cost up to and including \$20,000 - \$730 • Total development cost greater than \$20,000 up to and including \$200,000 - \$730 plus 0.4% of the amount determined by subtracting \$20,000 from the total development cost • Total development cost greater than \$200,000 up to and including \$1M - \$1,513 plus 0.25% of the amount determined by subtracting \$200,000 from the total development cost • Total development cost greater than \$1M - \$3,692 plus 0.15% of the amount determined by subtracting \$1M from the total development cost
Building Assessment – Class 10 (non-habitable structures e.g. sheds or carports)	\$141 or 0.25% of the total development cost, whichever is greater
Building Assessment (Demolition)	\$158
Issue Essential Safety Provision (Class 2-9 commercial)	\$262
Change of Classification	\$184
Referral to Commission (Concurrence)	\$376
Referral to Commission (Opinion)	\$376

Compliance Fees

Certificate of Occupancy (to council or certifier)	\$54.50
Class 1 (e.g. houses) inspection	\$262
Class 1 – multiple dwellings	\$262 for each dwelling
Swimming pool inspection	\$262
Class 10 >\$10,000	\$87
Class 10 <\$10,000 basic compliance fee	\$0
Classes 2-9 inspection (e.g. apartments, commercial buildings etc.)	\$262 or 0.075% of the total development cost up to a maximum of \$2,724, whichever is the greater
NOTE: Certificate of Occupancy fees can be paid when applying for building consent or post development approval when an application for the certificate is received.	

Post Approval Fees

Minor Variation	\$138
Extension of Time for Impact Assessed, Crown, Essential Infrastructure and Restricted Development	\$138
Extension of Time for all other assessment pathways	\$116
Payable at the time of application	

Accredited Professional Fees

Fee for accredited professionals acting in a private capacity to use the PlanSA portal to assess development applications	\$50 per consent assessed in the preceding quarter
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