

Fees and charges at a glance – 1 July 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

Total development cost (excluding fit-out):	
<\$10,000	\$92.50
>\$10,000 but ≤\$50,000	\$148
>\$50,000 but ≤\$100,000	\$167
>\$100,000 but ≤\$300,000	\$176
>\$300,000 but ≤\$500,000	\$185
>\$500,000 but ≤\$700,000	\$426
>\$700,000 but ≤\$1 million	\$742
>\$1 million but ≤\$5 million	\$1,669
>\$5 million but ≤\$10 million	\$2,225
>\$10 million	\$3,059
Hard Copy Lodgement (additional processing fee)	\$89.50

Assessment - Planning Fees

Deemed-to-Satisfy (<\$10,000 development cost)	\$142
Deemed-to-Satisfy (>\$10,000 development cost)	\$235
Performance Assessed	\$280 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	\$1,963 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	\$199 plus, 0.25% development cost up to a maximum \$300,000
Urban Tree Fund	\$500 for each replacement tree not planted on site

Referral Agency Fees

Standard fee for most referrals of \$447 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	\$500
Urban Tree Canopy Off-set Fee - Medium	\$1,000
Urban Tree Canopy Off-set Fee - Large	\$1,500

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)	\$197
Assessment (5 or more lots and/or a public road) (fee to council)	\$197, plus \$17.90 per additional allotment
Regulation 76 Advice	\$225
Certificate of Approval (Land Division Certificate)	\$1,154

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

Assessment – Building Envelope Plan Fees

Building Envelope Plan Approval	\$197 plus, \$17.90 for each allotment delineated under the building envelope plan
Building Envelope Plan Publication	\$225

Retrospective Approvals

Where approval is sought after development has been undertaken	20% of the total consent fees payable, excluding the base amount (this is in addition to other fees that apply)
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Assessment - Building Fees

Building Assessment – Class 1 (typically houses)	\$505 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 - \$752 Total development cost greater than \$20,000 up to and including \$200,000 - \$752 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 - \$1,558 plus 0.25% of the amount determined by subtracting \$200,000 from the total development cost Total development cost greater than \$1M - \$3,803 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)	\$145 or 0.25% of the total development cost, whichever is greater
Building Assessment (Demolition)	\$163
Issue Essential Safety Provision (Class 2-9 commercial)	\$270
Change of Classification	\$190
Referral to Commission (Concurrence)	\$387
Referral to Commission (Opinion)	\$387

Accredited Professional Fees

Fee for accredited professionals acting in a private capacity to use the PlanSA portal to assess development applications	\$51.50 per consent assessed in the preceding quarter
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Compliance Fees

Certificate of Occupancy (to council or certifier)	\$56
Class 1 (e.g. houses) inspection	\$270
Class 1 – multiple dwellings	\$270 for each dwelling
Swimming pool inspection	\$270
Class 10 >\$10,000 Class 10 <\$10,000 basic compliance fee	\$89.50 \$0
Classes 2-9 inspection (e.g. apartments, commercial buildings etc.)	\$270 or 0.075% of the total development cost up to a maximum of \$2,806, 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	\$142
Extension of Time for Restricted Development	\$142
Extension of Time for Impact Assessed Development	\$10,000 for the first request, with the fee to be double the previously applicable fee for each subsequent request thereafter
Extension of Time for Crown Development that is sponsored or undertaken in partnership or joint venture with a person or body that is not a state agency	\$10,000 for the first request, with the fee to be double the previously applicable fee for each subsequent request thereafter
Extension of Time for Crown Development in any other case	\$142
Extension of Time for Essential Infrastructure	\$142
Extension of Time for all other assessment pathways	\$119

Payable at the time of application