

Code Amendment Fees

Information for developers on the new Code Amendment fee structure

About the Code Amendment process

For the first time, private developers and owners of land can directly seek approval to rezone their land for development.

Under the old planning system, the rezoning process was led mostly by local government, who would often seek to recover their costs from the proponent/developer. These fees varied, depending on the jurisdiction, with costs of up to \$70,000 in South Australia and up to \$250,000 interstate.

Key benefits of the new system for land owners include:

- Faster assessment times, and greater consistency in decision-making
- Direct control over the Code Amendment engagement process
- Reduced reliance on state and local government administrations to initiate proposals
- Greater certainty around rezoning proposals.

About the new fee structure

The fee structure applies to Code Amendments proposed for commercial benefit, and will recover the costs associated with administering the assessment process.

Proponents will be invoiced within 5 business days of reaching key milestones in the process, ensuring sufficient resources to oversee each step of the process in a timely manner.

The fee structure is:

- Lodgement (\$5,500): to be charged on submission of the Proposal to Initiate
- Consultation (\$8,700): to be charged prior to the Code Amendment going out to public consultation
- Determination (\$8,400): to be charged once the final Code Amendment is lodged for assessment
- Implementation (\$9,800): only payable if the Code Amendment is approved, and to be charged prior to implementation.

Requests for waivers will be considered in line with the [Fees Policy](#).

What do the fees cover?

These fees will recover all costs associated with the administration of the Code Amendment assessment process, including staff allocated to assess the amendment, establishment of relevant website content and mapping, evaluation and deployment.

What are the timelines and service standards?

With dedicated resourcing provided through the new fee structure, Code Amendments could be undertaken within 6-12 months, as opposed to the average of between 2.5-3 years for Development Plan Amendments under the old system.

Timeframes will be determined in part by how quickly the proponent provides information and the extent of the community engagement process. However, Planning and Land Use Services (PLUS) have committed to the following customer service standards:

- **Lodgement:** Any request for further information on the Code Amendment will be sent within 15 business days of receipt of payment of the lodgement fee, with a report to be provided to the State Planning Commission within 30 business days of the final proposal being lodged.
- **Consultation:** PlanSA content will be prepared within 10 business days of the receipt of information and payment of the consultation fee, with the Code Amendment published within 5 business days of confirmation of the content by the proponent.
- **Determination:** The final Code Amendment to be submitted to the Minister for Planning for consideration within 30 business days of payment of the determination fee.
- **Implementation:** If approved, the final Code Amendment will be incorporated into the Planning and Design Code within 15 business days of final payment.

What if my Code Amendment is part way through?

The fees are not retrospective. Where a Code Amendment is already in progress, the fee structure will come into effect from the next milestone (in other words, a developer with an amendment out to consultation will not be charged a consultation fee, but will be charged a determination fee and implementation fee if applicable).

Need more help?

To find out more visit www.plan.sa.gov.au, email PlanSA@sa.gov.au or call the PlanSA Service Desk on 1800 752 664.