

## Fees and charges at a glance – 1 July 2025

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	\$95.50
>\$10,000 but ≤\$50,000	\$153
>\$50,000 but ≤\$100,000	\$172
>\$100,000 but ≤\$300,000	\$181
>\$300,000 but ≤\$500,000	\$191
>\$500,000 but ≤\$700,000	\$439
>\$700,000 but ≤\$1 million	\$765
>\$1 million but ≤\$5 million	\$1,721
>\$5 million but ≤\$10 million	\$2,294
>\$10 million	\$3,154
Hard Copy Lodgement (additional processing fee)	\$92.50

### Assessment - Planning Fees

Deemed-to-Satisfy (<\$10,000 development cost)	\$146
Deemed-to-Satisfy (>\$10,000 development cost)	\$242
Performance Assessed	\$289 or 0.125% development cost up to a maximum of \$200,000, whichever is greater
Impact Assessed (Restricted) – the division of land	\$567
Impact Assessed (Restricted) – any other case	0.25% of the total development cost up to \$300,000, whichever is greater
Impact Assessed (EIS) Declaration	\$2,024 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	\$205 plus, 0.25% development cost up to a maximum \$300,000
Urban Tree Fund	\$516 for each replacement tree not planted on site

### Referral Agency Fees

Standard fee for most referrals of \$461 with some variations including the Environment Protection Authority, Native Vegetation, Government Architect, 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)	\$203
Assessment (5 or more lots and/or a public road) (fee to council)	\$203, plus \$18.50 per additional allotment
Regulation 76 Advice	\$232
Certificate of Approval (Land Division Certificate)	\$1,190

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

### Assessment – Building Envelope Plan Fees

Building Envelope Plan Approval	\$203 plus, \$18.50 for each allotment delineated under the building envelope plan
Building Envelope Plan Publication	\$232

### 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)	\$521 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"> <li>• Total development cost up to and including \$20,000 - \$775</li> <li>• Total development cost greater than \$20,000 up to and including \$200,000 - \$775 plus 0.4% of the amount determined by subtracting \$20,000 from the total development cost</li> <li>• Total development cost greater than \$200,000 up to and including \$1M - \$1,606 plus 0.25% of the amount determined by subtracting \$200,000 from the total development cost</li> <li>• Total development cost greater than \$1M - \$3,921 plus 0.15% of the amount determined by subtracting \$1M from the total development cost</li> </ul>
Building Assessment – Class 10 (non-habitable structures e.g. sheds or carports)	\$149 or 0.25% of the total development cost, whichever is greater
Building Assessment (Demolition)	\$168
Issue Essential Safety Provision (Class 2-9 commercial)	\$278
Change of Classification	\$196
Referral to Commission (Concurrence)	\$399
Referral to Commission (Opinion)	\$399

## Accredited Professional Fees

Fee for accredited professionals acting in a private capacity to use the PlanSA portal to assess development applications	\$53 per consent assessed in the preceding quarter
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## Compliance Fees

Certificate of Occupancy (to council or certifier)	\$57.5
Class 1 (e.g. houses) inspection	\$278
Class 1 – multiple dwellings	\$278 for each dwelling
Swimming pool inspection	\$278
Class 10 >\$10,000 Class 10 <\$10,000 basic compliance fee	\$92.50 \$0
Classes 2-9 inspection (e.g. apartments, commercial buildings etc.)	\$278 or 0.075% of the total development cost up to a maximum of \$2,893, 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	\$146
Extension of Time for Restricted Development	\$146
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	\$146
Extension of Time for Essential Infrastructure	\$146
Extension of Time for all other assessment pathways	\$123
Payable at the time of application	