

Fees and Charges at a Glance

All development applications incur fees in order for the assessment process to be undertaken by a planning professional. The fees that will be payable for your application depend on what you are proposing, where it is located and when you lodge.

Lodgement Fees

Fee Name	PDI Act Fee
Electronic Lodgement	\$184
Relevant Authority Lodgement (processing fee)	Additional \$83

Payable following the verification of the first consent on receipt of invoice.

Assessment - Planning Fees

Fee Name	PDI Act Fee
Deemed-to-Satisfy (<\$10,000 development cost)	\$132
Deemed-to-Satisfy (>\$10,000 development cost)	\$218
Performance Assessed	\$260 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	\$1,819
Impact Assessed (EIS) Assessment	0.25% development cost up to a maximum of \$500,000
Crown Development	\$184 plus, 0.25% development cost up to a maximum \$300,000

Payable following verification of the Planning Consent (and/or other consents from the same authority) on receipt of invoice.

Assessment - Land Division Fees

Fee Name	PDI Act Fee
Assessment (4 or less lots with no public road)	\$182
Assessment (5 or more lots and/or a public road) (fee to Council)	\$182, plus \$16.60 per additional allotment
Statement of Requirements (fee to Council)	\$208
Land Division Certificate (includes certificate, consultation report) (fee to DPTI)	\$1,069

Payable following verification of the Land Division Consent (and/or other consents from the same authority) on receipt of invoice.
NOTE: Land division certificate fees are paid after applying for the land certificate.

Assessment – Building Envelope Plan Fee

Fee Name	PDI Act Fee
Building Envelope Plan Approval	\$182 plus, \$16.60 for each allotment delineated under the building envelope plan
Building Envelope Plan Publication	\$208

Payable at the time of making application for approval of building envelope plan

HomeBuilder Development Fees

Fee Name	PDI Act Fee
HomeBuilder Development	\$122

Payable to the council prior to final development approval

Referral Agency Fees

Standard fee for most referrals of \$406 with some variations to the Environment Protection Authority, Native Vegetation, SA Housing Authority and Technical Regulator.
Payable following a referral being raised by the relevant authority on receipt of invoice.

Assessment - Building Fees

Fee Name	PDI Act Fee
Building Assessment – Class 1 (typically houses)	0.25% development cost, minimum \$469
Building Assessment – Classes 2-9 (e.g. Apartments, commercial, industrial buildings)	Up to and including \$20,000 development cost \$697 Greater than \$20,000 up to and including \$200,000 development cost \$697 plus 0.4% over \$20,000 Greater than \$200,000 up to and including \$1M development cost \$1,444 plus 0.25% over \$200,000 Greater than \$1M development cost \$3,523 plus 0.15% over \$1M
Building Assessment – Class 10 (non-habitable structures e.g. sheds or carports)	0.25% development cost, minimum \$135
Building Assessment (Demolition)	\$151
Issue Essential Safety Provision (Class 2-9 commercial)	\$250
Change of Classification	\$176
Referral to Commission (Concurrence)	\$359
Referral to Commission (Opinion)	\$359

Payable following verification of the Building Consent (and/or other consents from the same authority) on receipt of invoice.

Compliance Fees

Fee Name	PDI Act Fee
Certificate of Occupancy (To Council or Certifier)	\$52
Class 1 (e.g. houses) inspection	\$250
Class 1 – multiple dwellings	\$250 for each dwelling
Swimming Pool inspection	\$250
Class 10 >\$10,000 Class 10 <\$10,000 Basic compliance fee	\$83 \$0
Classes 2-9 inspection (e.g. apartments, commercial buildings etc.)	0.075% development cost, minimum \$250, maximum \$2,599

Payable following verification of the Building Consent if Council or the Council Assessment Manager is the relevant authority. An invoice will be raised in the PlanSA online system for payment. If the relevant authority is an Accredited Professional then it is payable to the Accredited Professional at the time the application is lodged with the Accredited Professional.
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.

Payment can be made via credit card in the system or in person at the relevant authority selected to undertake the assessment.