

New 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's located and when you lodge.

Lodgement Fees

Fee Name	PDI Act Fee
Electronic Lodgement	\$177
Hard Copy Lodgement (processing fee)	Additional \$80

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)	\$127
Deemed-to-Satisfy (>\$10,000 development cost)	\$210
Performance Assessed	\$250 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	\$1,750
Impact Assessed (EIS) Assessment	0.25% development cost up to a maximum of \$500,000
Crown Development	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)	\$175
Assessment (5 or more lots and/or a public road) (fee to Council)	\$175, plus \$16 per additional allotment
Statement of Requirements (fee to Council)	\$200
Land Division Certificate (includes certificate, consultation report) (fee to DPTI)	\$1,028

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.

Referral Agency Fees

Standard fee for most referrals of \$398 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 \$450
Building Assessment – Classes 2-9 (e.g. Apartments, commercial, industrial buildings)	Up to and including \$20,000 development cost \$670 Greater than \$20,000 up to and including \$200,000 development cost \$670 plus 0.4% over \$20,000 Greater than \$200,000 up to and including \$1M development cost \$1390 plus 0.25% over \$200,000 Greater than \$1M development cost \$3,390 plus 0.15% over \$1M
Building Assessment – Class 10 (non-habitable structures e.g. sheds or carports)	0.25% development cost, minimum \$130
Building Assessment (Demolition)	\$145
Issue Essential Safety Provision (Class 2-9 commercial)	\$240
Change of Classification	\$170
Referral to Commission (Concurrence)	\$345
Referral to Commission (Opinion)	\$345

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)	\$50
Class 1 (e.g. houses) inspection	\$240
Swimming Pool inspection	\$240
Class 10 >\$10,000	\$80
Class 10 ≤\$10,000	\$0
Basic compliance fee	
Classes 2-9 inspection (e.g. apartments, commercial buildings etc.)	0.075% development cost, minimum \$240, maximum \$2,500

Payable following verification of the Building Consent if Council or the Council Assessment Manager is the relevant authority. If the relevant authority is an Accredited Professional then it is payable prior to the granting of Development Approval. An invoice will be raised in the PlanSA online system for payment. 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.