

Development Application Fees

(Effective from 1 July 2019)

Lodgement Fee

Development Cost ≤ \$5000	\$67.00
Development Cost > \$5000 & Does not involve building work	\$67.00
Development Cost > \$5000 & Involves building work requiring Building Consent	\$142.50
Additional Lodgement fee (to the base amount) – swimming pool, spa pool, safety fence or barrier	\$200.00

Development Plan Assessment Fee

Complying other than Schedule 4 clause 1(2) or (3), 2A or 2B	NIL
Schedule 1A, other than clause 2 - ResCode	\$55.50
Development Cost ≤ \$10 000	\$41.75
Development Cost > \$10 000 but < \$100 000	\$114.00
Development Cost > \$100 000	0.125% of Development Cost to a maximum of \$200 000.00

Building Rules Fee

Minimum	\$73.00
Building that has a floor area	Fee = $0.00236 \times CI \times A \times CF$ or \$73.00, whichever is greater
Building that does not have a floor area	Fee = $0.00236 \times CI \times S \times CF$ or \$73.00, whichever is greater
Application for assignment of, or change in, classification of a building	\$71.50
Certificate of Occupancy Fee	\$48.00
Application for issue of Essential Safety Provisions (ESP)	\$103.00

A = Prescribed floor area

S = Projected area of the largest side or plane of the building

CF = Complexity Factor

CI = Construction Indices (2019-2020)

CF = Complexity Factor

Unless as below	CF = 1.0
Erection or alteration of a building more than 6 storeys	CF = 1.3
Erection or alteration of a building that contains an atrium	CF = 1.3
Erection or alteration of a building that contains an arcade more than 40 metres in length	CF = 1.3
Solely for the demolition of a building	CF = 0.2
Classification or change in classification where no building work is proposed	CF = 0.8

CI = Construction Indices (2019-2020)

Class of Building	CI	Fee per M² (CF = 1.0)
Class 1, 2, 4	1369	\$3.23
Class 3, 5, 6	1823	\$4.30
Class 7, 8	1208	\$2.85
Class 9a & 9c	2066	\$4.88
Class 9b	1815	\$4.28
Class 10	408	\$0.96

Examples of Building Classification

Class	Building
1	House and Similar (includes alterations, extensions & renovations)
2	Flats, Home Units
3	Other Residential Buildings & Residential Parts of Buildings
4	A Residence in a Building Class 5,6,7,8 or 9
5	Offices
6	Shops
7	Storage Buildings
8	Laboratories, Factories, Workshops, certain Laboratories and Workshops
9a & 9c	Public Health Care Building, Aged Care
9b	An Assembly Building, Church, School, Community Hall ...
10	Outbuilding or other miscellaneous structures (ie. Sheds, carports, verandahs, etc)

Staged Consent Fee	\$67.00
Certificate of Title	\$38.75

Non-complying Development Fees

(in addition to standard fees)

Lodgement	Standard + \$107.00
Development Plan Assessment	Standard + \$57.00 (If Development Cost ≤ \$10 000) Standard + \$137.00 (If Development Cost > \$10 000 but < \$100 000) Standard + 0.125% of Development Cost to a maximum of \$200 000.00 (If Development Cost > \$100 000)
Non-complying Development Administration	\$137.00

For Non-complying Development - **Building Rules Fee** payment (where applicable) is not required initially but will be required once Development Plan Consent has been granted (DAC concurs & ERD Court third-party appeal concluded, if any). **Stages Fee** is also applicable.

Schedule 8 Referrals

(e.g. Commissioner of Highways, Coast Protection Board, EPA, Heritage SA, etc)

Development Cost ≤ \$1 000 000	\$238.00 per body
Development Cost > \$1 000 000	\$398.00 per body
Schedule 22 clauses 1(6), 2(3), 2(7), 2(8), 2(10) or 3(3) to EPA	\$398.00
Item 19, 20 or 21 (River Murray Floodplain Area, River Murray Tributaries Area & Activities with the Murray-Darling Basin)	\$398.00

Public Notification

Category 2 – Adjacent owner/occupier, NO newspaper advert	\$114.00
Category 3 - Adjacent owner/occupier AND newspaper advert (in Transcontinental Newspaper – Advert 20x2 only)	\$114.00 + \$286 = \$400

Additional Fees To Be Paid To Other Organisations (Not Council)

Construction Industry Training Levy for development over \$40,000

Payable to the Construction Industry Training Board. Phone: (08) 8373 4744. Proof of payment must be received before Council approval can be granted.

Certificate of Indemnity Insurance For Domestic Works Over \$15,000 (\$12,000 for Non-Domestic works)

Payable to an appropriate insurance company. The Certificate of Insurance must be received by Council before approval can be granted.