

Development Application Fees

Development fees are determined by State Legislation, and are assessed according to a number of factors including type of proposal, cost of proposal and size of proposal.

A lodgement fee is paid at the time of lodgement of your application. An invoice for the remaining fees will be sent after initial assessment of your application.

The below table provides an indication of the fees to be expected for your Development Application.

Fees from 1 July 2020

Item No	Description	Fees (2020-2021)	GST Status
Schedule 6 of the Development Regulations			
1 (1)	Lodgement Fee – the base amount (no assessment against building rules)	\$68.50	GST Exempt
1 (1) (a)	Additional Lodgement Fee – non-complying (other than land division). Additional to the base amount	\$109.00	GST Exempt
1 (1) (c)	Additional Lodgement Fee (if assessment against Building Rules is required and Development Cost > \$5,000). Additional to the base amount	\$77.00	GST Exempt
1 (2) (c)	Development Plan Assessment Fee (if the development cost does not exceed \$10,000)	\$42.50	GST Exempt
1 (2) (d)	Development Plan Assessment Fee (if the development cost exceeds \$10,000 but does not exceed \$100,000)	\$116.00	GST Exempt
1 (2) (e)	Development Plan Assessment Fee (if the development cost exceeds \$100,000)	0.125% of the development cost up to a maximum of \$200,000	GST Exempt
1 (4) (a)	Non-complying Development Administration Fee	\$140.00	GST Exempt
1 (4) (b) (i)	Non-complying Development Assessment Fee (if the development cost does not exceed \$10,000)	\$58.00	GST Exempt
1 (4) (b) (ii)	Non-complying Development Assessment Fee (if the development cost exceeds \$10,000 but does not exceed \$100,000)	\$140.00	GST Exempt
1 (4) (b) (iii)	Non-complying Development Assessment Fee (if the development cost exceeds \$100,000)	0.125% of the development cost up to a maximum of \$20,000	GST Exempt

Development Application Fees

Item No	Description	Fees (2020-2021)	GST Status
Schedule 6 of the Development Regulations (continued)			
1 (5) (a) (i)	Referral Fee	\$243.00	GST Exempt
1 (5) (a) (ii)	Referral Fee (if the development cost exceeds \$1,000,000)	\$406.00	GST Exempt
1 (5) (b) (i)	Referral Fee (if it falls within the ambit of clauses 1(6), 2(3), 2(7), 2(8), 2(10) or 3(3) of Schedule 22 for the referral to the EPA)	\$406.00	GST Exempt
1 (5) (b) (ii)	Referral Fee (if it falls within the ambit of item 19, 20 or 21 for a referral under those items)	\$406.00	GST Exempt
1 (6)	Public Notification Fee	\$116.00	GST Exempt
1 (8) (a) 1 (8) (b)	Building Rules Fee (Min. Fee) Other than the minimum fee, Building Fees are calculated on a 'per square metre' basis, using the Construction Index and Building Class detailed in the table at the end of this document	\$74.50	GST Exempt
1 (11)	Development Authorisation Fee (Staged Construction)	\$68.50	GST Exempt
1 (12)	Development (Schedule 1A) Fee	\$56.50	GST Exempt
2 (a)	Application for assignment of, or change in, classification of a building (Min. Fee)	\$73.00	This fee will attract GST
3	Certificate of Occupancy Fee	\$49.00	This fee will attract GST
4	Application for issue of schedule of essential safety provisions	\$105.00	This fee will attract GST
9	Application to extend any consent or approval under regulation 48	\$109.00	GST Exempt
Other Fees (fee amounts not prescribed)			
Schedule 6, Item 1 (7)	Advertisement Fee for Category 3 Non-Complying Development	\$469.00	This fee will attract GST

Calculating Building Fees

Class of Building	Construction Indices 2019-2020	Fee/m ² (CF = 1.0)
Class 1, 2, 4	1395	\$3.29
Class 3, 5, 6	1858	\$4.38
Class 7, 8	1231	\$2.91
Class 9a & 9c	2105	\$4.97
Class 9b	1849	\$4.36
Class 10	416	\$0.98

Further Information

For further information or to discuss your specific requirements, please contact Council's Development Assessment team on **08 8203 7185** or d.planner@cityofadelaide.com.au.

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