

Development Fact Sheet 14

Costs Associated with Development Assessment

The cost of a Development Application varies greatly depending on the type of development and the use of professional advice. In addition to Development Assessment fees charged by the relevant authority, Development Assessment costs may include the following:

- Planning Consultant fees
- Building Consultant fees
- Surveyor fees
- Draftsperson fees

While using professional advice is an additional cost, the resulting Application is typically of a higher standard and may have a

better chance of a fast approval. Good professional advice will also result in a better development outcome, so it is worth considering getting professional help to prepare your Application, particularly if it is of a complex nature.

The following key Development Assessment fees came into effect on 1 July 2017. These fees will be updated annually and are generally only current for about one year. You should check with the Council prior to lodgement of your Application if you want to be absolutely certain of the cost of submitting your Application.

Lodgement (lodgement fee waived if CI or LHP)	\$62.50 – no pool & <\$5000 value \$133.00 – no pool & >\$5000 value \$248.50 – pool only (any value) \$319.00 – pool & other works >\$5000
Lodgement (non-complying)	lodgement fee \$62.50+ \$100.00 =\$162.50
Trees (no other fee required)	\$101.50
Up to \$10,000	\$39.00
\$10,000 to \$100,000	\$107.00
\$100,001 +	Development cost X 0.00125
Non-comp. (admin and concurrence fee)	\$127.00
Non-comp. assessment fees up to \$10,000	\$53.50
\$10,000 to \$100,000	\$127.00
\$100,001 +	Development cost x 0.00125
Transport SA up to \$1,000,000	\$222.00
1,000,001 +	\$371.00
Heritage SA (up to \$1,000,000	\$222.00
\$1,000,001 +	\$371.00
EPA (note various types of EPA referrals will be subject to additional fees)	\$371.00
Technical Regulator up to \$1,000,000	\$222.000
\$1,000,001 +	\$371.00
Category 2 & 3 Public Notification fee	\$107.00
Category 3 Advertisement fee	\$520.00

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City of
Norwood
Payneham
& St Peters

Certificate of Title search fee	\$28.25
Registration of LMA	\$74.50
Copy of LMA	\$13.90
Extension of time for approval	\$100.00
Planning Sub-Total	Receipt Number
Building Work (minimum fee)	\$68.00
Class 1, 2 & 4 (dwelling, units / flats, shops/offices)	\$3.01 X m2
Class 3, 5 & 6 (residential part of school or hotel, office, shop / restaurant)	\$4.01X m2
Class 7 & 8 (warehouse, car park, workshop/factory)	\$2.66 X m2
Class 9a (public building - health care eg hospital or laboratory)	\$4.55X m2
Class 9b (public building – assembly) (eg church, school or community hall)	\$3.99 X m2
Class 10 (carport, verandah, garage, pool, fence, sign)	\$0.90 X m2
Certificate of Occupancy (2-9 only)	\$44.75
Demolition	Normal fee \$..... X 0.2
Classification	\$66.50
Modification of Building Rules	\$156.00
Essential Safety Provisions	\$96.00
Schedule 1A Building Admin Fee	\$52.00
If BRC applied for after applying for DPC (including Private Certified docs, Staged Fee)	\$62.50
C I T B Levy (specific form required)	Value of work X 0.0025 (if value over \$40000)
TOTAL	Receipt Number

The information provided in this Development Fact Sheet is intended as a general guide only and readers are encouraged to refer to the Norwood Payneham & St Peters (City) Development Plan and to seek professional planning advice if necessary. This information is subject to frequent updates and this version was last updated in July 2017. The latest version can be downloaded via the Council's website at www.npsp.sa.gov.au. For further information, please contact the Council's Urban Planning & Environment Department on 8366 4530.