

How to...

# Update the total development cost during assessment and development approval



Government of South Australia  
Department for Housing  
and Urban Development



## Background

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During the assessment of the planning / building consent and development approval, the 'Total Development Cost' and / or 'Estimated development costs per element' can be updated.

The revised 'Total Development Cost' is used to calculate any additional fees determined during assessment or development approval.

## Included instructions

- [Scenarios showing when Development Costs by Elements vs. Total Development Cost are shown](#)
- [Update Total Development Cost](#)
- [Update Estimated Cost and Total Development Cost](#)

## Related Instructions

- [How to – Invoice additional fees during assessment | PlanSA](#)

How to...

# Update the total development cost during assessment and development approval



## Scenarios: when ‘Development Costs by Elements’ vs. ‘Total Development Cost’ are shown

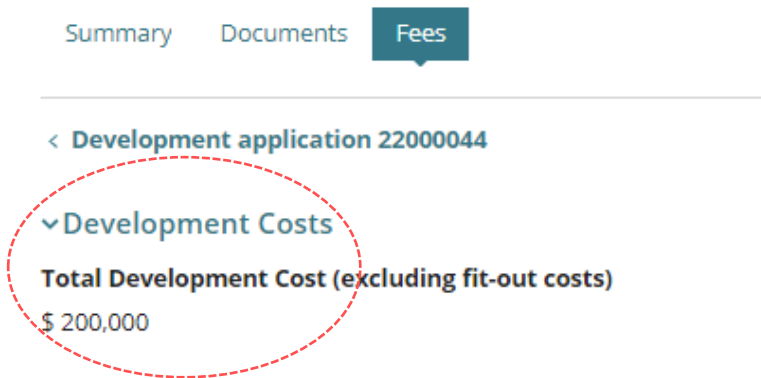
PLANNING / LAND DIVISION RELEVANT AUTHORITY	LAND DIVISION RELEVANT AUTHORITY	TRANSITIONAL APPLICATION	BUILDING RELEVANT AUTHORITY	DEVELOPMENT APPROVAL COUNCIL
Council <b>DEVELOPMENT COSTS BY ELEMENT</b>	NOT APPLICABLE	NOT APPLICABLE	Council <b>DEVELOPMENT COSTS BY ELEMENT</b>	<b>DEVELOPMENT COSTS BY ELEMENT</b>
NOT APPLICABLE	NOT APPLICABLE	PLANNING GRANTED	Council <b>DEVELOPMENT COSTS BY ELEMENT</b>	<b>DEVELOPMENT COSTS BY ELEMENT</b>
Accredited Professional <b>TOTAL DEV. COST</b>	NOT APPLICABLE	NOT APPLICABLE	Council <b>DEVELOPMENT COSTS BY ELEMENT</b>	<b>DEVELOPMENT COSTS BY ELEMENT</b>
NOT YET SUBMITTED (initiated)	NOT APPLICABLE	NOT APPLICABLE	Council <b>DEVELOPMENT COSTS BY ELEMENT</b>	<b>DEVELOPMENT COSTS BY ELEMENT</b>
NOT APPLICABLE	NOT APPLICABLE	PLANNING GRANTED	Accredited Professional <b>TOTAL DEV. COST</b>	<b>TOTAL DEV. COST</b>
Council <b>TOTAL DEV. COST</b>	Council <b>TOTAL DEV. COST</b>	NOT APPLICABLE	Accredited Professional <b>TOTAL DEV. COST</b>	<b>TOTAL DEV. COST</b>
NOT YET SUBMITTED (initiated)	NOT APPLICABLE	NOT APPLICABLE	Accredited Professional <b>TOTAL DEV. COST</b>	<b>TOTAL DEV. COST</b>
Accredited Professional <b>TOTAL DEV. COST</b>	Council <b>DEVELOPMENT COSTS BY ELEMENT</b>	NOT APPLICABLE	NOT APPLICABLE	<b>TOTAL DEV. COST</b>
Accredited Professional <b>TOTAL DEV. COST</b>	NOT APPLICABLE	NOT APPLICABLE	Accredited Professional <b>TOTAL DEV. COST</b>	<b>TOTAL DEV. COST</b>
Council <b>TOTAL DEV. COST</b>	NOT APPLICABLE	NOT APPLICABLE	NOT YET SUBMITTED (initiated)	When the relevant authority for building is Council then show
Accredited Professional <b>TOTAL DEV. COST</b>	NOT APPLICABLE	NOT APPLICABLE	NOT YET SUBMITTED (initiated)	<b>DEVELOPMENT COSTS</b> otherwise show <b>TOTAL DEV. COST</b>

## Update Total Development Cost

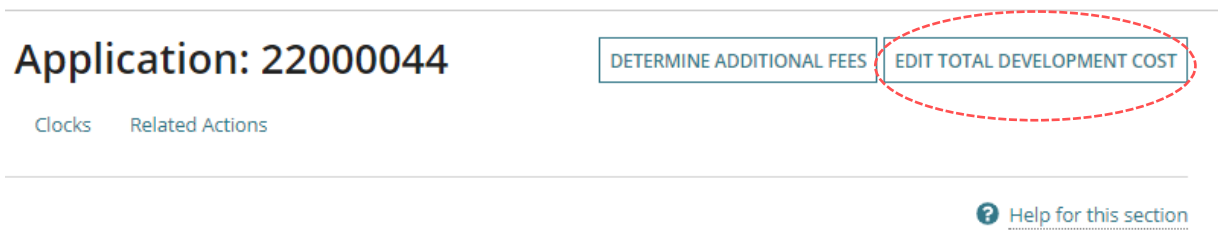
### Not Available to Accredited Professionals

The ability to edit the 'Total Development Cost' is not available to accredited professionals during planning and building assessment.

1. Click on the **Fees** tab.
2. Expand the **Development Costs** section to view the 'Total Development Cost'.



3. Click on **Edit Total Development Cost**.



4. Type in the new Total Development Cost amount.
5. Click **SAVE** to update.

### Edit Development Costs

Total Development Cost (excluding fit-out costs)

6. Expand the **Development Costs** to view the updated/new 'Total Development Cost'.

## Additional Fees

The revised 'Total Development Cost' is used to calculate the additional Consent and Compliance fees.

Summary

Documents

Fees

< Development application 22000044

Development Costs

**Total Development Cost (excluding fit-out costs)**

\$ 285,000

## Update Estimated Cost and Total Development Cost

### Additional Fees

The revised 'Total Development Cost' is used to calculate the additional Consent and Compliance fees.

Unlike during verification, the estimated development cost will not be referenced if additional 'building assessment' fees is charged – however, if this does occur, the statutory amount will need to be manually calculated.

1. Click on the **Fees** tab.
2. Expand the **Development Costs** section to view the 'development costs by element'.

Summary Documents **Fees**

< Development application 21003089

### Development Costs

Planning Element	Estimated Development Cost (excluding fit-out costs)	Building Classification
New housing	\$ 0	Not Applicable

#### Total Development Cost (excluding fit-out costs)\*

\$ 400,000

The total of the estimated development costs must equal the Total Development Cost.

3. Click on **Edit Total Development Cost**.

Application: 21003089

DETERMINE ADDITIONAL FEES

**EDIT TOTAL DEVELOPMENT COST**

Related Actions

[? Help for this section](#)

4. Leave the default **Estimated Development Cost** or type over amount (as required), e.g. \$400,000 to equal the total development cost.

### Warning Message:

#### Development Cost different to the total estimated development cost

If the 'Estimated Development Cost' and 'Total Development Cost' amounts do not match, a 'Development Cost message' will appear and the SAVE button disabled until both totals are corrected to match.

### Edit Development Costs

**Note:** Remember, before determining additional fee(s) for updates made to the estimated development cost refund the fee(s) paid for Building Assessment - Class 1, Class 2-9 or Class 10.

Planning Element	Estimated Development Cost (excluding fit-out costs)	Building Classification
New housing	\$ 425,000	Not Applicable

**Total Development Cost (excluding fit-out costs)**

\$ 400,000

The total of the estimated development costs must equal the Total Development Cost.

**Development Cost:** The entered development cost is **less** than the total estimated development cost. Adjust the 'What do you want to do' development cost or update the proposed total development cost within the Development Details page.

CANCEL
SAVE

5. Type in the **Total Development Cost** (as required) with the new amount and **SAVE** to update.

### Edit Development Costs

**Note:** Remember, before determining additional fee(s) for updates made to the estimated development cost refund the fee(s) paid for Building Assessment - Class 1, Class 2-9 or Class 10.

Planning Element	Estimated Development Cost (excluding fit-out costs)	Building Classification
New housing	\$ 425,000	Not Applicable

**Total Development Cost (excluding fit-out costs)**

\$ 425,000

The total of the estimated development costs must equal the Total Development Cost.

CANCEL
SAVE

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6. Expand the **Development Costs** to view the updated/new 'Total Development Cost'.

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Summary Documents **Fees**

[? Help for this section](#)

< Development application 22000148

Development Costs

Planning Element	Estimated Development Cost (excluding fit-out costs)	Building Classification
New housing	\$ 425,000	Not Applicable

**Total Development Cost (excluding fit-out costs) \***

\$ 425,000

The total of the estimated development costs must equal the Total Development Cost.