



Development Services Register of Cost Recovery Fees and Commercial Charges for Sunshine Coast Regional Council 2017-2018

Building and Plumbing Services



© Sunshine Coast Regional Council 2009-current.
Sunshine Coast Council™ is a registered trademark
of Sunshine Coast Regional Council.

www.sunshinecoast.qld.gov.au

mail@sunshinecoast.qld.gov.au

T 07 5475 7272 **F** 07 5475 7277

Locked Bag 72 Sunshine Coast Mail Centre Qld 4560

Acknowledgements

Council wishes to thank all contributors and stakeholders
involved in the development of this document.

Disclaimer

Information contained in this document is based on
available information at the time of writing. All figures and
diagrams are indicative only and should be referred to as
such. While the Sunshine Coast Regional Council has
exercised reasonable care in preparing this document it
does not warrant or represent that it is accurate or
complete. Council or its officers accept no responsibility
for any loss occasioned to any person acting or refraining
from acting in reliance upon any material contained in this
document.

Contents

1 Preamble	4
1.1 Payment of Fees and Lodgement of Applications	4
1.2 General.....	4
1.3 Subsidy for Community, Sporting and Religious Organisations	4
1.4 Waiver of Development Application Charges	4
1.5 Cancellation of Application Refunds	4
1.6 Concurrence Agency Referrals	5
1.7 Undefined Application Types	5
1.8 Building and Plumbing Searches	5
2 Building.....	5
2.1 Applications	5
2.2 Post Building Approval Process.....	6
2.3 Building Works Concurrence Agency.....	6
2.4 Pool Fencing	6
2.5 Building Works or Rebuild Security Deposits	6
3 Plumbing.....	6
3.1 Domestic - Detached Class 1, Duplexes and Class 10 buildings	6
3.2 Commercial - Class 2-9 buildings, attached Class 1 buildings (not duplexes) and class 1 buildings within a gated community)	7
4 Alternative Solutions.....	7
5 Amended Plans	7
6 Stand-Alone Applications	7
7 Inspections	8
8 Backflow Prevention Device Registration	8
9 Certificates/Searches	8
9.1 Building.....	8
9.2 Plumbing	8
10 Miscellaneous Fees.....	8
10.1 Administration Charges	8
11 Glossary.....	9

1 Preamble

Fees listed include GST, where applicable. For staged development, each development stage is classed as a separate plumbing application for fee purposes.

These fees apply to plumbing and drainage applications, requests for compliance assessment and matters under the *Planning Act 2016*, *Plumbing and Drainage Act 2002* and the *Standard Plumbing and Drainage Regulations 2003* and relevant Building Codes.

1.1 Payment of Fees and Lodgement of Applications

Applications that are accompanied by **cheques** made payable to Sunshine Coast Regional Council or paid by **credit card** may be mailed to:

Sunshine Coast Regional Council, Locked Bag 72, Sunshine Coast Mail Centre QLD 4560

Applications can be received / delivered to the following Counter Locations:

- 10 First Avenue, Maroochydore
- 1 Omrah Avenue, Caloundra
- Ground Flood, Eddie de Vere Building, Corner of Currie and Bury Streets, Nambour.

Or lodge via council's Online Application service [MyCouncil](#).

Council is currently developing its online services for On-Site Sewerage facilities, which will provide the industry with an option to either submit service reports through an online portal or alternatively, to integrate their own systems with council's systems. The industry will have 12 months to transition to their preferred model, with the intent that from 1 July 2018, an administration fee will be introduced to cover the costs of processing hard copy service reports.

1.2 General

All Cost Recovery fees for applications and related functions and for giving of information kept by council have been adopted by council under Section 97 of the *Local Government Act 2009*. All commercial fees for the provision of services which require a GST payment have been adopted by council under Section 262(3)(c) of the *Local Government Act 2009*.

1.3 Subsidy for Community, Sporting and Religious Organisations

Any non-profit, volunteer, charitable, community, sporting, religious organisation or a surf lifesaving club (or similar organisation) is eligible for a 50% reduction in fees.

In order for the organisation to be eligible, at the time of lodgement of the application, the organisation must provide verifiable written proof that the organisation is either registered with the Australian Taxation Office (ATO) as a charitable/non-profit organisation, or alternatively registered with the Office of Fair Trading under either the *Associations Incorporation Act 1981* or *Corporations Act 2001*.

1.4 Waiver of Development Application Charges

Any request to waive a fee within this schedule, partially or in whole, must be made in writing prior to the lodgement of the application. This requires the applicant to provide significant justification that the fee is obviously unreasonable and will be considered on its merits by a delegated council officer.

1.5 Cancellation of Application Refunds

If an application is withdrawn prior to the issue of a compliance permit, 50% of fees paid will be refunded, minus an administration fee of \$175.

If an application is cancelled after the issue of a compliance permit, the proportion of inspection fees not expended will be refunded, minus an administration fee of \$175.

1.6 Concurrence Agency Referrals

If an application/request is withdrawn before it is decided by the Agency, a refund will be given depending on the processing stage at the time of withdrawal as follows:

- Application Stage 90%
- Information Stage 60%
- Decision Stage 10%

No refund is applicable once conditions have been issued by the agency.

1.7 Undefined Application Types

Where an application type is not specifically provided for in this schedule or the application could not reasonably be included in a category that is provided in this schedule, the applicant is to provide hard copies of the proposal and this will be considered on its merits by a delegated council officer to determine the appropriate fee.

1.8 Building and Plumbing Searches

Below is a list of searches and service expectations that form part of this schedule:

- Building Information Searches (without flooding component or site inspection for confirmation) - allow ten working days from receipt of application.
- Building Searches include: development approvals issued for building works, final inspection outcome, performed by and date inspected.
- Plumbing Records Searches include all plumbing records on a property - allow ten working days from receipt of application.
- As Constructed Drainage Plan Searches (if available) - allow ten working days from receipt of application.

The information in council searches is compiled from a search of council records only. Council believes this information to be accurate, however, the statements contained in searches are not guaranteed. No liability can be accepted for any errors or omissions. As the information supplied is only current at the time of the search application, any certificates/statements received from contractors after the application date may warrant a new search application. Properties are not inspected for the purposes of a search. In your own interest, council recommends that you consult an appropriate technical adviser to ascertain whether all buildings on the subject allotment have the necessary approvals. **Refunds are not available for searches.**

2 Building

2.1 Applications

Online lodgement fee for all classes of building	\$100
Archival lodgement fee for single class 1 and 10 buildings and structures including alterations/additions etc. (hard copy lodgement)	\$130
Archival lodgement fee for Multiple Class 1 and class 2-9 buildings, including fit outs, alterations/additions etc. (hard copy lodgement)	\$180
Transfer of functions to local government (replacement certifier) includes first inspection	\$405
Building Works not associated with a material change of use for a Dwelling House or Dual Occupancy	\$600
Building works not associated with a material change of use	\$2520
Request for approval of a later day to obtain a Fire Safety (Residential Care Building) Compliance Certificate	\$295
Written Advice	\$285

2.2 Post Building Approval Process

Extension of relevant period (i.e. demolition removal & rebuilding or condition time prior to lapse date)	\$295
Amended Application - minor amendments as determined by building certifier	\$340
Nomination of road boundary frontage	\$225
Issue of a certificate of classification where not previously issued (assessment and inspection)	\$905
Childcare - QDC compliance Part MP5.4 inspection, report and certificate of conformity	\$700

2.3 Building Works Concurrence Agency

Concurrence Agency assessment associated with a Dwelling House ¹	\$600
Budget Accommodation buildings - compliance with the Fire Safety Standard (inspection and report)	
Up to 20 persons accommodated	\$700
21 and over persons accommodated	\$885
Request for approval of longer period to comply with the Fire Safety Standard	\$295
Building work for residential services	
Up to 20 persons accommodated	\$700
21 and over persons accommodated	\$885
Residential services compliance notice including inspection	\$885

2.4 Pool Fencing

Pool fence exemption	\$400
Pool fence safety inspection and pool fence safety certificate	\$435
Pool fence safety reinspection	\$190

2.5 Building Works or Rebuild Security Deposits

Review and advice for security deposits	\$295
Administration of security deposits	\$510

3 Plumbing

3.1 Domestic - Detached Class 1, Duplexes and Class 10 buildings

To calculate the combined application and inspection fee multiply the total number of fixtures, fittings, appliances and apparatus by \$60.00 and add the relevant base fee.

Sewered Area

Base fee	\$285
Fixture/fitting/appliance/apparatus – each	\$60

Non-Sewered Area

Base fee	\$620
Fixture/fitting/appliance/apparatus – each	\$60

¹ This fee covers the instances where council are a Concurrence Agency for Siting and Design, Amenity and Aesthetics, and Particular Buildings Occupied for Residential Purposes.

3.2 Commercial - Class 2-9 buildings, attached Class 1 buildings (not duplexes) and class 1 buildings within a gated community)

To calculate the combined application and inspection fee multiply the total number of fixtures, fittings, appliances and apparatus by \$80 and add the relevant base fee.

Note: Other fees must be added to the fee calculation such as internal water and sewer reticulation, fire services, alternative solutions, and sub meters where applicable.

Where associated with another application, fire service fees such as hydrants and hose reels etc. are to be added to the fee calculation as appliances. Similarly, backflow prevention devices and trade waste devices are to be added as apparatus.

A full list of fixtures, fittings, appliances, and apparatus is also available on council's [website](#).

Sewered and Non-Sewered Areas

Base fee	\$285
Fixture/fitting/appliance/apparatus – each	\$80
Internal water and sewer reticulation – per floor of each building or per allotment	\$235
Fire services per floor of each building	\$125
1 – 5 Unitywater sub meters	\$300
Additional sub meters thereafter – each	\$20

4 Alternative Solutions

Low complexity (i.e. solar hot water orientation) includes one inspection	\$250
Medium complexity (i.e. innovative products) includes one inspection	\$500
High complexity (i.e. warm water systems) includes one inspection	\$750

5 Amended Plans

Submission of amended domestic plans/amended reports	Base fee \$125
Plus per additional fixture/fitting/appliance/apparatus – each	\$60
Submission of amended commercial plans/amended reports	Base fee \$175
Plus per additional fixture/fitting/appliance/apparatus – each	\$80

6 Stand-Alone Applications

Fire services base fee (where not associated with another application)	\$240
Plus fee per floor of each building	\$125
<i>(Multiply the number of lots by \$125 and add the base fee)</i>	
Internal water and sewer reticulation base fee	
(where not associated with another application)	\$400
Plus fee per lot	\$240
<i>(Multiply the number of lots by \$240.00 and add the base fee of \$400.00)</i>	
Conversion/upgrade of existing OSF to new OSF including relocation/upgrade of	
Land Application Area (flat fee)	\$550
Decommission existing OSF (flat fee)	\$475
Installation of grey water treatment plant in a sewer area (flat fee)	\$550
Connection of existing effluent system to sewer (flat fee)	\$475
Connection to or approval of mobile homes in a sewer area (flat fee)	\$250
Connection to or approval of mobile homes in a non-sewer area (flat fee)	\$475
Sewer cap off (flat fee)	\$250

Minor alteration of drain - commercial development (includes one inspection) \$250

7 Inspections

All re-inspections – per inspection \$120

Special Inspection or one-off inspection – per inspection \$150

Notifiable work inspection – one inspection only \$250

Inspection outside of 8:00 am to 4:00 pm Monday to Friday – per inspection \$300

8 Backflow Prevention Device Registration

Backflow Prevention Device annual registration up to and including four devices

(per device) \$50

Plus Per device greater than four – each \$35

9 Certificates/Searches

9.1 Building

Property development notes \$75

Building information search minimum fee \$175

(please note that the fee may vary depending on the complexity or scale of the development)

Copy of Certificate of Classification \$65

9.2 Plumbing

'As Constructed' Drainage Plans – per each property or per each building where

there are multiple buildings – base fee (including A4 copy) \$50

Plus copy charge per additional page \$16

Plumbing records search (simple) \$75

Plumbing records search (complex or very large) POA

Request for compliance certificate \$50

10 Miscellaneous Fees

10.1 Administration Charges

An administrative fee will be retained for written advice, search, or other similar service \$175

Charge for retrieval of building files (limited to A4 and A3 sized copies only) \$150

Administrative fee to refund over payment of fee not resulting from a fee

calculation error by council (GST inclusive) \$60

All other administrative fees \$175

Referral fees local government concurrence agency per referral \$450

Councils plumbing consultancy charge (per hour plus GST) \$225

Charge for retrieval of plumbing files (limited to A4 and A3 sized copies only) \$150

Price on application shall apply to copying of plans or documents larger than A3 size POA

Copy of other letters (per letter) \$45

11 Glossary

Appliance (AS3500.0 Appliance)

A piece of equipment designed to connect to a plumbing system to perform a specific task.

Note: Fees will be charged at application stage where provision for an appliance has been made, i.e. washing machine, dishwasher, plumbed refrigerator, fire hydrant, fire hose reel etc.

Apparatus (SPDR Apparatus)

- a) For sanitary plumbing, sanitary drainage and on-site sewerage facilities –
 - i) Includes an arrestor, cistern, pump, siphon or valve; but
 - ii) Does not include an appliance, fitting, fixture or straight pipe; or
- b) For water plumbing –
 - i) Includes a backflow prevention device, cistern, pump, domestic water filter, water meter, siphon, tap, valve, water heater or water softener; but
 - ii) Does not include an appliance, fitting or straight pipe.

Fixture (AS3500.0 Fixture)

A receptacle with necessary appurtenances designed for a specific purpose, the use or operation of which results in a discharge into the sanitary plumbing or sanitary drainage installation. A water closet pan, urinal, slop hopper, autopsy table, bedpan washer or sanitary napkin disposal unit. Any fixture other than a soil fixture.

Queensland Development Code (QDC)

The Queensland Development Code (QDC) consolidates Queensland specific building standards into a single document. The code covers Queensland matters outside the scope of, and in addition to, the Building Code of Australia, such as requirements for private health facilities.

List of fixtures, fittings, appliances and apparatus.

For a full list of fixtures, fittings, appliances, and apparatus in relation to calculating fees, please see [council's website](#). This list is not exhaustive and may not include recently released products.

Note: where associated with another application, fire service fees such as hydrants and hose reels etc. are to be added to the fee calculation as appliances. Similarly, backflow prevention devices and trade waste devices are to be added as apparatus.

Fixtures

ablution trough	double bowl sink	single bowl sink
autopsy table	drench (safety) shower	siphonic water closet pan
bar sink	drinking fountain	slab urinal
basin	eye (wash)	slop hopper
bath	flushing cistern	spa bath
bedpan macerator	foot bath	sterilizer
bedpan washer	hospital sink	triple bowl sink
bidet	inset sink	trough urinal
built-in sink	island sink	urinal
chemical water closet pan	laboratory sink	urinal stall
cleaners' sink	laundry trough	wall-hung urinal
dental cuspidor	pot sink	waste arrestor
dental equipment	sanitary napkin disposal unit	water closet (WC)
dental evacuation equipment	shower	
double bowl sink	shower bath	

Fittings

tundish		
---------	--	--

Appliances

air cooling equipment bain-marie chicken cooker combi oven dishwasher drink dispenser evaporative air-conditioner fire drencher sprinkler system	fire hose reel fire hydrant food waste disposal unit glass washing machine ice maker oven prover peeler (fruit or vegetable) photographic processor	pillar hydrant plumbed refrigerator spring hydrant water cooling equipment washing machine
---	--	--

Apparatus

autoclave backflow boiler boiling water unit double check valve grease arrestor grease trap macerator pump mains pressure water heater meter	neutralizer meter neutralizer oil separator plaster trap pneumatic ejector pre-heater solar water heater pre-heater water heater pump registered air gap reduced pressure zone device	registered break tank registered air gap registered break tank silt arrester solar water heater storage water heater testable backflow prevention device testable backflow prevention device thermostatic mixing valve water heater
---	---	--



www.sunshinecoast.qld.gov.au

mail@sunshinecoast.qld.gov.au

T 07 5475 7272 F 07 5475 7277

Locked Bag 72 Sunshine Coast Mail Centre Qld 4560

