

# **Development Services Register of Cost Recovery Fees and Commercial Charges for Sunshine Coast Region 2014-2015**

Building and Plumbing Services



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#### **Acknowledgements**

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

#### **Disclaimer**

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## FEE INFORMATION

### 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

The required fee must accompany any application. If you are applying for a concession as outlined below, submit the reduced fee with your application and a written explanation stating why you are applying to pay the reduced fee.

Application can be submitted to the following Development Services Counter Locations:

- Maroochy On First, 10 First Avenue, Maroochydore
- 1 Omrah Avenue, Caloundra
- Ground floor, Eddie de Vere Building, corner of Currie and Bury Streets, Nambour

Alternatively, applications can be submitted on-line through Council's Online Application service [MyCouncil](#)

The *Sustainable Planning Act* (SPA) requires that development applications lodged under the Integrated Development Assessment System be "properly made".

The receipting of an application does not signify acceptance of the application as being properly made. To be "properly made", an application must be in accordance with Section 260(1) and (3) of SPA. In particular, the following requirements must be met:

1. Relevant IDAS forms completed
2. Relevant fees paid, and
3. Mandatory supporting information provided

Upon receipt of an application, council will notify an applicant within 10 business days if the application is "not properly made" and what must be done to the application to make it "properly made". Building works; If the applicant fails to rectify the deficiency within 20 business days of receipt of the notice, the development application lapses and council will as soon as practical return the application and refund the fee, less an administration fee noted below. Plumbing works; if no response received within 1 year from the date of the Information Request, the application will be lapsed and fees will be forfeited as per Plumbing & Drainage Act 2002.

### 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.

All fees, unless otherwise specified, are GST-exempt.

Unless otherwise specified, fees include compliance stage of approvals.

### 1.3 IDAS Refunds

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

- Application Stage 90%
- Information and Referral Stage 60%
- Notification Stage 30%
- Decision Stage 10%
- Compliance Stage (prior to issue of action notice) 60%

No refund is applicable once a decision and/or Action Notice been issued by the Assessment Manager.

### **Lapsed Applications / Lapsed Requests**

If an application lapses during the IDAS process, no refund of fees is applicable, except for a not properly made application that lapses (s266 of the Sustainable Planning Act). In this circumstance 100% of the fee, less an administrative charge of \$166.00, will be refunded.

### **Plumbing - Cancellation of Application Refunds**

Administration Fee \$166.00

After Assessment with no Inspections: Within 12 month period - refund inspection fees only.

After 12 month period - no refund available

### **1.4 Request to Revive Lapsed Applications**

A request to revive a lapsed application under s 274, 280 & 303 of the Sustainable Planning Act shall be accompanied by a payment of \$167.00.

### **1.5 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.

### **Lapsed Applications / Lapsed Requests**

If an application/request lapses during the IDAS process, no refund of fees is applicable, except for a not properly made application that lapses (s266 of the Sustainable Planning Act). In this circumstance 100% of the fee, less an administrative charge of \$167.00, will be refunded.

### **1.6 Building & Plumbing Information Searches**

Building Information Searches (without flooding component or site inspection for confirmation) and Plumbing Records Searches allow ten (10) working days from receipt of application. Building Searches includes: Development Approvals issued for building works, final inspection outcome, performed by and date inspected. Plumbing Records Searches includes all plumbing records on property including drainage plan if available. As Constructed Drainage Plan Searches if available; Allow 7 working days. Emergency Searches; definition of an emergency is "high risk" e.g. raw effluent discharging to the street creating a hazardous situation. 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 error or omission. As the information supplied is only current at the time of the search application, any certificates/statements received from the Building Certifier after the application date may warrant a new search application. Property is not inspected for the purpose searches. In your own interests, council recommends that you consult an appropriate technical adviser to ascertain whether all buildings on the subject allotment have the necessary approvals. Refunds are generally not available.

### **Plumbing Definitions**

**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.

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

**Apparatus:** Apparatus, for supplying water to premises, includes a water meter

Building Fees	Generic Fee Charge	2014/2015 Fee Total
Archival Lodgement Fee for single class 1a, 1b, 10 and 10b buildings and structures including alterations/additions etc. (hard copy lodgement)	Lodgement Fee	\$123
Archival Lodgement Fee for Multiple Class 1a buildings, class 2-9, including fit outs, alterations/additions etc. (hard copy lodgement)	Lodgement Fee	\$175
Online Lodgement Fee for all Class of Building	e-Lodgement Fee	\$100
Amenity & Aesthetics concurrence agency advice	Application Fee	\$428
Particular buildings occupied for residential purposes - concurrence agency advice	Application Fee	\$306
Design and Siting - concurrence agency advice	Application Fee	\$474
Transfer of functions to local government (replacement certifier)	Application / Inspection Fee	POA
Preliminary building approval	Approval Fee	\$834
Further extension of relevant period (local government consultation)	Application Fee	\$272
6 Month extension for Demolition, Removal and Rebuilding (Local Government)	Application Fee	\$272
Request for extension of condition time prior to lapse date	Application Fee	\$329
Amended application - Minor amendments as determined by building certifier (all application types)	Application Fee	\$316
Nomination of road boundary frontage	Application Fee	\$213
Budget Accommodation buildings- compliance with Fire Safety Standard (inspection and report) – concurrence agency	Inspection Fee	POA
Request for approval of longer period to comply with Fire Safety Standard – concurrence agency	Application Fee	\$272
Building work for residential services – concurrence agency	Application Fee	POA
Request for approval of a later day to obtain a Fire Safety (RCB) Compliance Certificate	Application Fee	\$272
Building work for removal or rebuilding -concurrence agency	Application Fee	\$272
Building Information Search	Search Fee	\$166
Copy of Certificate of Classification	Search Fee per certificate	\$61
Issue of a Certificate of Classification where not previously issued (inspection required)	Inspection Fee	POA
Pool Fence Exemption	Application Fee	\$371
Pool Fence Safety Inspection and Pool Fence Safety Certificate	Inspection Fee	\$406
Pool Fence Safety Reinspection	Inspection Fee	\$183
Removal Bonds (subject to individual assessment by council's delegated officer. Amount of security is to be established as a direct reflection of the estimated value of materials and labour considered necessary to bring the building to completion)	Bond	POA
Administration of a Bond or Bank Guarantee submitted in connection with removal or rebuilding	Service Fee	\$471
Childcare - QDC compliance Part MP5.4 Inspection, report and Certificate of Conformity	Inspection Fee	POA
Fees not otherwise specified in the register associated with the provision of Building Services functions. Fee to be determined by Delegated Officer.	Service Fee	POA
Request for written advice	Service Fee	\$261
General site inspection - preliminary advice	Inspection	\$638
Lapsed Approval File Review - Bldg. Approvals	Service Fee	\$222
Final inspection fee - Bldg. Approvals - IPA	Inspection	\$175
Lapsed Final Inspection (NO GST)	Inspection	\$175
Frame Inspection - Bldg. Approvals	Inspection	\$175
Building application referral to contract private certifier	Application Fee	\$365

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<b>Plumbing Fees applicable to both Dwellings and Commercial Buildings</b>	<b>Fee</b>	<b>GST</b>
<b>Inspection</b>		
Special Inspection and/or One off Inspections (per inspection)	\$123.00	Nil
Plumbing Re-inspection fee (per inspection)	\$108.00	Nil
<b>Backflow Prevention Device</b>		
Backflow Prevention Device Annual Registration – per device up to 4 devices	\$46.00	Nil
Plus \$31 per device thereafter	\$31.00	Nil
<b>Stand Alone</b>		
Dual reticulated, recycled & reclaimed water systems & grey water (assessment & inspections)	\$383.00	Nil
Conversion/upgrade of existing OSF to new OSF (e.g.: septic to treatment plant)	\$348.00	Nil
Connection of existing effluent system to sewer	\$454.00	Nil
Connection to or approval of Mobile Homes (add effluent disposal fee \$175 to non-sewered applications)	\$227.00	Nil
Trade waste plumbing application (assessment & inspections of up to 2 fixtures/\$36 per fixture thereafter)	\$383.00	Nil
<b>Notifiable Work</b>		
Notifiable Work Inspection – Includes administration & one inspection (Additional inspections shall be charged at \$108 per inspection)	\$227.00	Nil
Notifiable Work Audit Program - Recovery fees as per State Government Schedule	Cost recovery	Nil
<b>Amended Plans</b>		
Domestic submission of amended plans/amended reports - base fee	\$104.00	Nil
Plus per fixture/appliance/apparatus thereafter	\$36.00	Nil
Commercial submission of amended plans/amended reports - base fee	\$157.00	Nil
Plus per fixture/appliance/apparatus thereafter	\$36.00	Nil
<b>Cancellations</b>		
Administration Fee	\$166.00	Nil
After assessment with no inspections: within a 12 month period – Refund inspection fees only. After a 12 month period – No refund available.	POA	Nil
<b>Searches</b>		
As Constructed Drainage Plan (or viewing of plans) – per property/separately owned dwellings	\$36.00	Nil
Plumbing Compliance Records Search (Archival/inspection records/as constructed drawing)	\$67.00	Nil
Request for Compliance Certificate (Copy of Plumbing Compliance Inspections & dates)	\$36.00	Nil
As Constructed Drainage Plan – Archive retrieval copy charge (per copy pages after initial purchase)	\$16.00	Nil
<b>Miscellaneous</b>		
Council's Plumbing Consultancy Charge (per hour plus GST)	\$185.00	\$18.50
Assessment & inspection of alternative solutions	\$481.00	Nil
Fees not otherwise specified in the register to be determined by delegated officer	POA	
<b>Domestic Class 1 and 10 Buildings</b>		
<b>Sewered</b>		
<b>Application Fees</b>		
1 fixture/appliance/apparatus only	\$149.00	Nil
2 – 8 fixtures/appliance/apparatus – base fee	\$116.00	Nil
Over 8 \$116 plus \$36 per fixtures/appliance/apparatus thereafter	\$36.00	Nil
Backflow prevention device (include in application fee where applicable)	\$172.00	Nil
<b>Inspection Fees</b>		
1 fixture/appliance/apparatus only	\$123.00	Nil
2 – 8 fixtures/appliance/apparatus – base fee	\$466.00	Nil
Over 8 \$466 plus \$36 per fixtures/appliance/apparatus thereafter	\$36.00	Nil
Inspection outside normal business hours – per inspection (Standard business hours 8:00am to 3:30pm Mon – Fri)	\$252.00	Nil

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<b>Domestic Class 1 and 10 Buildings</b>	<b>Fee</b>	<b>GST</b>
<b>Non-Sewered</b>		
<b>Application Fees</b>		
1 fixture/appliance/apparatus only	\$283.00	Nil
2 – 8 fixtures/appliance/apparatus – base fee	\$283.00	Nil
Over 8 \$283 plus \$36 per fixtures/appliance/apparatus thereafter	\$36.00	Nil
Assessment of Effluent Disposal Report & Pre-Site Inspection (include in application fee )*	\$175.00	Nil
Backflow prevention device (include in application fee where applicable)	\$172.00	Nil
Referral fees – Local Government Concurrence agency (per referral)	\$433.00	Nil
<b>Inspection Fees</b>		
1 fixture/appliance/apparatus only	\$123.00	Nil
2 – 8 fixtures/appliance/apparatus – base fee	\$449.00	Nil
Over 8 \$449 plus \$36 per fixtures/appliance/apparatus thereafter	\$36.00	Nil
Inspection outside normal business hours – Per inspection (Standard business hours 8:00am to 3:30pm Mon – Fri)	\$252.00	Nil
<b>Commercial Class 2 – 9 Buildings</b>		
<b>Application Fees</b>		
1 fixture/appliance/apparatus only	\$243.00	Nil
2 – 8 fixtures/appliance/apparatus – base fee	\$243.00	Nil
Over 8 \$243 plus \$36 per fixtures/appliance/apparatus thereafter	\$36.00	Nil
Assessment of Effluent Disposal Report & Pre-Site Inspection (include for non-sewered areas)*	\$278.00	Nil
Backflow prevention device (include in application fee where applicable)	\$172.00	Nil
Internal Water & Sewer Reticulation Charge – Assessment Fees (per floor of each building)	\$110.00	Nil
Fire Services Application Fees – (add to application fee where applicable)	\$213.00	Nil
Trade Waste – Per Apparatus (add to application fee where applicable)	\$76.00	Nil
Unity Water Sub Meter Assessment including inspections (This fee is a sliding scale)	\$300.00	Nil
1 – 5 Sub Meters	\$20.00	
6 – 15 Sub Meters (per sub meter)	\$10.00	
>16 Sub Meters (per sub meter)		
<b>Inspection Fees</b>		
1 fixture/appliance/apparatus only	\$123.00	Nil
2 – 8 fixtures/appliance/apparatus – base fee	\$441.00	Nil
Over 8 \$441 plus \$36 per fixtures/appliance/apparatus thereafter	\$36.00	Nil
Internal Water & Sewer Reticulation Charge – Inspection Fees (per floor of each building)	\$112.00	Nil
Fire Services Inspection Fees – (per floor of each building)	\$116.00	Nil

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