



Development Services Register of Cost Recovery Fees and Commercial Charges for Sunshine Coast Regional Council 2019-2020

Building and Plumbing Services



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Acknowledgements

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involved in the development of this document.

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1 General

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, Maroochydhore
- 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 <https://mycouncil.sunshinecoast.qld.gov.au/>.

Fees listed include GST, where applicable.

1.2 General

All Cost Recovery fees within this Register 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 within this Register 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

A non-profit, volunteer, charitable, community, sporting, religious organisation not in possession of a permanent liquor or gaming licence, or a surf lifesaving club (or similar organisation) in possession of a permanent liquor or gaming licence, is eligible for a 50% reduction in application fees.

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

1.4 Waiver of Charges

Any request to waive a fee, partially or in whole, must be made in writing. Where the request relates to an application, it must be made 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 Plumbing Permits

If an application is cancelled prior to the issue of a permit, 50% of fees paid will be refunded, minus an administration fee.

1.6 Concurrence Agency Referrals

If a concurrence agency referral is withdrawn before it is decided by council, a refund will be given depending on the processing stage at the time of withdrawal as follows:

Relevant Period	Applicable Refund
Referral Confirmation Period	90%
Information Request Period	60%
Referral Agency Assessment Period	10%

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 plans of the proposal and this will be considered on its merits by a delegated council officer to determine the appropriate fee.

2 Building

2.1 Applications

Building Works not associated with a material change of use for a Dwelling House or Dual Occupancy	\$625
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Building works not associated with a material change of use other than for a Dwelling House or Dual Occupancy	\$2,625
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2.2 Post Building Approval Process

Extension of currency period (where Private Certifier extending more than once)	\$305
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Amended Application - minor amendments as determined by building certifier	\$350
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Transfer of functions to local government (replacement certifier) includes first inspection	\$425
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Nomination of road boundary frontage	\$235
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Issue of a certificate of classification where not previously issued (assessment and one inspection only)	\$940
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Childcare - QDC compliance Part MP5.4 inspection, report and certificate of conformity	\$730
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2.3 Building Works Concurrence Agency

Concurrence Agency assessment associated with a Dwelling House	\$625
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Concurrence Agency assessment for a carport within 6 metres of a frontage within Mooloolah River Canal Area*	\$1,835
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Minor Change to a Concurrence Agency Response associated with a dwelling house where council is the responsible entity	\$350
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Minor Change to a Private Certifier building approval decision associated with a dwelling house where council is the affected entity	\$350
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Other Change to a Private Certifier building approval associated with a dwelling house where council is a concurrence agency	\$625
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Budget Accommodation buildings - compliance with the Fire Safety Standard (inspection and report)	
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Up to 20 persons accommodated	\$730
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21 and over persons accommodated	\$920
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Request for approval of longer period to comply with the Fire Safety Standard	\$305
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Building work for residential services	
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Up to 20 persons accommodated	\$730
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21 and over persons accommodated	\$920
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Residential services compliance notice including one inspection	\$920
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Building Work for Removal or Rebuilding	\$305
2.4 Pool Fencing	
Pool fence exemption	\$420
Pool fence safety inspection and pool fence safety certificate	\$455
Pool fence safety reinspection	\$200
2.5 Building Works or Rebuild Security Deposits	
Administration of security deposits	\$530
2.6 Building Inspections	
Out of date building final inspection request for one single class 1a or 10a building	\$595
Out of date building final inspection request for class 1a duplexes or class 2-9 buildings	POA

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3 Plumbing

3.1 Domestic – One new Class 1a or Class 10a building (does not include duplexes)

To calculate the combined application and inspection fee, multiply the total number of fixtures, appliances and apparatus by \$65.00 and add the relevant base fee. For staged development, each development stage is classed as a separate plumbing application for fee purposes.

Sewered Area

Base fee	\$390
Fixture/appliance/apparatus – each	\$65

Non-Sewered Area

Base fee	\$730
Fixture/appliance/apparatus – each	\$65

3.2 Commercial - Class 2-9 buildings, attached Class 1 buildings (includes 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 \$85 and add the relevant base fee. For staged development, each development stage is classed as a separate plumbing application for fee purposes.

Note: Other fees must be added to the fee calculation such as internal water and sewer reticulation, fire services, sub meters and alternative solutions, 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 at <https://www.sunshinecoast.qld.gov.au/Development/Building-and-Plumbing/Lodging-Applications/Plumbing-List-of-Fixtures>.

Sewered Area

Base fee	\$390
Fixture/appliance/apparatus – each	\$85

Non-Sewered Area

Base fee	\$730
Fixture/appliance/apparatus – each	\$85
Internal water and sewer reticulation – per floor/per lot of each building or per allotment	\$250
Fire services per floor of each building	\$130
Unitywater sub meters	
1 – 5 Unitywater sub meters	\$310
Additional sub meters thereafter – each	\$20

3.3 Alternative Solutions

Low complexity (i.e. solar hot water orientation) includes one inspection	\$260
Medium complexity (i.e. innovative products) includes one inspection	\$520
High complexity (i.e. warm water systems) includes one inspection	\$780

3.4 Amended Permits

Submission of amended domestic plans/amended reports	
Base fee	\$390
Additional fixture/appliance/apparatus – each	\$65
Submission of amended commercial plans/amended reports	
Base fee	\$390
Additional fixture/appliance/apparatus – each	\$85

3.5 Stand-Alone Applications

Conversion/upgrade of existing OSF to new OSF including relocation/upgrade of Land Application Area (flat fee)	\$570
Decommission existing OSF (flat fee)	\$495
Installation of grey water treatment plant in a sewer area (flat fee)	\$570
Connection of existing effluent system to sewer (flat fee)	\$495
Connection to or approval of mobile homes in a sewer area (flat fee)	\$260
Connection to or approval of mobile homes in a non-sewer area (flat fee)	\$495
Sewer cap off (flat fee)	\$260
Minor alteration of drain - commercial development (includes one inspection)	\$260

3.6 Plumbing Inspections

All reinspections – per inspection	\$150
Special Inspection or one-off inspection – per inspection	\$160
Notifiable work inspection – one inspection only	\$260
Inspection outside of 8:00 am to 4:00 pm Monday to Friday – per inspection	\$335
Cancellations of Inspection Bookings – cancellation or changes made within 1 hour of a scheduled inspection	\$150
Out of date plumbing final inspection request for one single class 1a or 10a building	\$595
Out of date plumbing final inspection request for class 1a duplexes and class 2-9 buildings	POA

3.7 Backflow Prevention Device Registration

Backflow Prevention Device annual registration (per device)	\$50
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3.8 General Plumbing Fees

Referral fees (plumbing) local government concurrence agency per referral	\$470
Extension of duration of plumbing permit	\$390
Council's plumbing consultancy charge (per hour plus GST)	\$235

4 Certificates/Searches/Information

4.1 Building

Property development notes	\$80
Building records search (simple)	\$185
Building records search (complex or large scale development)	POA
Request for Building Certificate of Classification	\$65

4.2 Plumbing

'As Constructed' Drainage Plans for each property or for each building where multiple buildings	
Base fee (includes 1 by A4 plan copy only)	\$50
Plus per additional plan copied	\$16
Plumbing records search (simple)	\$80
Plumbing records search (complex or large scale development)	POA
Request for Plumbing Inspection Certificate	\$65

4.3 File Retrieval

Charge for retrieval of building or plumbing files for plans only	\$160
Per file & limited to A4 and A3 sized plan copies only	
Copying of plans or documents larger than A3 size	POA

5 Miscellaneous Fees

5.1 Administration Fees

Administration fee retained for a cancelled written advice, search, or other similar service	\$185
Administration fee retained for cancelled file retrieval requests or other similar services that have a scheduled fee of under \$180	\$65
Administration fee retained to refund over payment of fee not resulting from a fee calculation error by council (GST inclusive)	\$60
All other administration fees	\$185

5.2 Lodgement Fees

Online lodgement fee for all classes of building	\$100
Hardcopy lodgement fee for single Class 1 and 10 buildings and structures	\$190

Hardcopy lodgement fee for multiple Class 1 and Class 2-9 buildings	\$270
On-Site Sewerage facilities administration fee for submission of hard copy report/s	\$25

5.3 Other Fees

Written Advice	\$295
Copy of other letters (per letter)	\$45

6 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 (PDR 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, appliances and apparatus.

For a full list of fixtures, appliances, and apparatus in relation to calculating fees, please see <https://www.sunshinecoast.qld.gov.au/Development/Building-and-Plumbing/Lodging-Applications/Plumbing-List-of-Fixtures>. 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.

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



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