



Development Services Register of Cost Recovery Fees and Commercial Charges for Sunshine Coast Regional Council 2016-2017

Building and Plumbing Services



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Acknowledgements

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involved in the development of this document.

Disclaimer

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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 Sustainable Planning Act 2009 (SPA), Plumbing and Drainage Act 2002 and the Standard Plumbing and Drainage Regulations 2003.

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 floor, Eddie de Vere Building, corner of Currie and Bury Streets, Nambour

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

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 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 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 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 or Corporations Act.

Conditions apply see section 1.2 General

1.4 Waiver of development application charges

The Chief Executive Officer, Director, Planning and Environment Department, Manager, Development Services and/or the Co-Ordinator, Engineering & Environment Assessment, Co-Ordinator, Planning Assessment and Co-Ordinator, Major Planning Projects, Co-Ordinator Building and Plumbing Services, Co-Ordinator, Master Planning Projects have delegated authority to determine to partially or wholly waive a development application fee or a compliance application fee where strict application of the scheduled fee is obviously unreasonable for the type of application being received

1.5 Refunds

If an Application 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:

- | | |
|----------------------------------|-----|
| • Application Stage | 90% |
| • Information and Referral Stage | 60% |
| • Notification Stage | 30% |
| • Decision Stage | 10% |
| • Compliance Stage | 60% |

(prior to issue of action notice)

No refund is applicable once a decision and/or Action Notice have been issued by council.

1.6 Plumbing – cancellation of application refunds

Administration Fee - \$175.00

After assessment with no inspections: Within 12 month period – refund inspection fees only.

After 12 month period: No refund available.

1.7 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.

1.8 Material Change of Use Application Fee Rebate Scheme

A 25% rebate of application fees paid (not including Unitywater fees) at the lodgement of an application can be applied for in writing by the applicant if the use commences within two years from the date of approval. Rebate is subject only for the following uses as defined by the relevant Planning Scheme:

- Rural
 - agriculture
 - environment facility
 - roadside stall
 - winery
- Tourism
 - nature based tourism
 - short term accommodation - where for a 5-star (or better) tourist facility
 - shop – for an art and craft centre where located in a rural zone
 - tourist attraction – where located within a rural zone.
- Health Care Services
 - residential care facility (high care i.e. Nursing Home)

If the use has not commenced within two years from the approval date, no rebate will apply.

1.9 Preliminary Approvals

Applications involving a Preliminary Approval under s241 of SPA shall attract a fee based on the applicable uses or types of development (including predicted Reconfiguring of Lot) as for a development permit.

Applications under s242 of SPA shall be 100% of the fees for the applicable uses or types of development (including predicted Reconfiguring of Lot) as for a development permit. Where the s242 application also includes a development permit component (i.e. a Development Permit for a Land Use and/or Reconfiguration of a Lot), a fee of 125% of the fees for the applicable use/s or types of development applies.

1.10 Applications involving a mixed use development

Fees for the application shall be the sum of the Primary Use fee plus 50% of the fees for each type of other uses (e.g. Multiple Dwelling, Restaurant, Shops = Fee for Multiple Dwelling plus 50% of the fees for the Restaurant and Shops). **Note:**- Primary Use is the use with the highest application fee.

This mixed use fee does not apply to applications for preliminary approvals lodged under s241 and/or s242 of SPA.

1.11 Development requiring Compliance Assessment

Any development requiring a Compliance Permit in accordance with s232 the SPA will be charged 70% of the code fee for the relevant application type. The assessment of plans, documents or works (excluding subdivision plans) which may or may not require a Compliance Certificate under s397 of the SPA are subject to the fees set out in the section on General approval process Subdivision. Plans lodged in accordance with Schedule 19 of the SPA are subject to the fees set out in the section on Subdivision Plans and Related Documents. Conditions apply see section 1.2 General.

1.12 Combined Applications

Applications can be lodged at the same time involving more than one development type (e.g. material change of use/reconfiguring a lot/operational work). Full fees are payable for each development type included in an application unless the application comprises of a combined Duplex Dwelling/Dual Occupancy

FastTrack MCU and Operational Works application. In this instance the fee shall be the MCU fee for the Duplex Dwelling/Dual Occupancy and the Operational Works fee will be waived

1.13 Material Change of Use within an Existing Building

If an application involves a Material Change of Use within an existing building, the application shall be discounted by 25%.

Conditions apply see section 1.2 General.

1.14 Applications Involving Implied Material Change of Use of Premises

Any application for development which, pursuant to s265 of the SPA, implies that the application is to be taken as an application for material change of use of premises must pay, in addition to the fee for the application, the fee for the material change of use of premises.

1.15 Undefined Use Applications

Where an application involves a use that is not defined in the applicable planning scheme or is not specifically provided for in the Schedule of Fees and the use or application could not reasonably be included in a category that is provided in the Schedule of Fees, the Manager, Development Services and/or the Co-Ordinator, Engineering & Environment Assessment, Co-Ordinator, Planning Assessment and Co-Ordinator, Master Planning Projects shall determine the fee.

1.16 Consultants Costs

The cost of external consultant's fees for any further assessment or advice required by council in consideration of any application or submission and/or technical report will be charged to the applicant, including re-submissions. The cost must be paid prior to the delegate's or council's final determination of the application with the applicant to be consulted prior to the engagement of external consultants or specialists, (e.g. development that involves a water body).

1.17 Concessions for Buildings and Sites Affected by Heritage Provisions

Where an application for demolition (including partial demolition) or removal of a structure or place affected by the cultural heritage provisions of the Planning Scheme, a fee of \$862.00 shall apply.

Where a development application (MCU or Preliminary Building Approval), other than referred to above, is required solely as a result of the heritage provisions of the planning scheme, whether code or impact

1.18 Building and 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. 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. Properties are not inspected for the purposes of a search. 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.

2 Miscellaneous fees

2.1 Administration charges

Administrative fee to refund over payment of fee not resulting from a fee calculation error by council (GST inclusive)	\$60.00
An administrative fee will be retained for written advice, search, permissible change to Development Approval, or other similar service.	\$175.00
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 SPA). In this circumstance 100% of the fee, less an administrative charge of.....	\$175.00
Administration of a bond or bank guarantee submitted in connection with any development (excluding uncompleted works bonds)	\$500.00
A request to revive a lapsed application under s 274, 280 & 303 of the SPA shall be accompanied by a payment of	\$70.00
If an application is lodged that is identical to the lapsed application to the lapsed application within three months of the lapsed date new application fee	\$875.00
Charge for retrieval of development files (if file is unavailable, there is no refund) Price on application shall apply to copying of plans or documents larger than A3 size	\$275.00
Copy of development permit and associated materials subject to electronic recovery only and limited to A4 and A3 sized printed copies	\$75.00
Copy of other letters (per letter).....	\$45.00

3 Certificates / Searches

Property development notes.....	\$70.00
Building information search	\$175.00
Copy of Certificate of Classification	\$65.00
As constructed drainage (or viewing of plans) – per property / separately owned dwellings	
Base fee.....	\$40.00
Plus copy charge per additional page	\$16.00
Plumbing records search (archival/inspection).....	\$70.00
Request for Compliance Certificate (Copy of Plumbing Compliance Inspection & dates).....	\$40.00

4 Building

4.1 Applications

Online lodgement fee for all class of building	\$100.00
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Archival lodgement fee for single class 1 and 10 buildings and structures including alterations/additions etc. (hard copy lodgement)	\$130.00
Archival lodgement fee for Multiple Class 1 and class 2-9 buildings, including fit outs, alterations/additions etc. (hard copy lodgement).....	\$185.00
Transfer of functions to local government (replacement certifier) includes first inspection	\$400.00
Preliminary building approval	\$875.00
Request for approval of a later day to obtain a Fire Safety (RCB) Compliance Certificate	\$285.00
Building works not associated with a MCU.....	\$2,475.00
Concurrence Agency Assessment (RAP) Concurrence Agency Assessment (Schedule 4 and 7 Sustainable Planning Regulation 2009) Class 1a and 10 (as classified by BCA)	\$725.00
Concurrence Agency Assessment (RAP) (Schedule 4 and 7 Sustainable Planning Regulation 2009) Class 1(a)(ii) and 9b (as classified by BCA) (i.e. Duplex).....	\$2,450.00
Land use written advice	\$275.00

4.2 Post building approval process

Further extension of relevant period (local government consultation)	\$285.00
6 Month extension for Demolition, Removal and Rebuilding (Local Government)	\$285.00
Request for extension of condition time prior to lapse date	\$345.00
Amended application - Minor amendments as determined by building certifier.....	\$330.00
Final inspection building work (first inspection)	\$400.00
Re-inspection building work.....	\$180.00
Nomination of road boundary frontage	\$225.00
Issue of a Certificate of Classification where not previously issued (assessment and inspection) required.....	\$860.00
Childcare - QDC compliance Part MP5.4 Inspection, report and Certificate of conformity.....	\$685.00

4.3 Concurrence agency

Amenity & aesthetics	\$445.00
Particular buildings occupied for residential purposes	\$320.00
Design and siting	\$495.00
Budget Accommodation buildings- compliance with Fire Safety Standard (inspection and report)	
Up to 20 persons accommodated.....	\$685.00
21 and over persons accommodated	\$860.00
Request for approval of longer period to comply with Fire Safety Standard	\$285.00
Building work for residential services -	
Up to 20 persons accommodated.....	\$685.00
21 and over persons accommodated	\$860.00
Residential services compliance notice including inspection	\$860.00
Building work for removal or rebuilding	\$285.00

4.4 Pool fencing

Pool fence exemption	\$390.00
Pool fence safety inspection and pool fence safety certificate	\$425.00
Pool fence safety reinspection.....	\$190.00

4.5 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 \$POA

5 Plumbing

5.1 Inspection

Special Inspection and/or one off inspections (per inspection)\$130.00
 Plumbing re-inspection fee (per inspection)\$115.00
 Inspection outside normal business hours – per inspection
 (standard business hours 8:00am to 3:30pm Mon-Fri)\$265.00

5.2 Backflow prevention device

Backflow prevention device annual registration up to and including 4 devices\$50.00
 Per device thereafter\$35.00

5.3 Stand alone application

Dual reticulated, recycled and reclaimed water systems and grey water
 (assessment & inspections)..... \$400.00
 Conversion / upgrade of existing OSF (eg septic) to new OSF / relocation of LAA
 (includes Site and Soil Assessment fee)..... \$545.00
 Decommission existing OSF (includes assessment and inspection)..... \$430.00
 Connection of existing effluent system to sewer\$475.00
 Connection to or approval of mobile homes (add effluent disposal fee
 \$180 to non-sewered applications)*\$235.00
 Trade waste plumbing application (assessment & inspections of up to 2 fixtures)\$400.00
 per fixture thereafter\$40.00
 Assessment and inspection of alternative solutions\$505.00

5.4 Notifiable work

Notifiable work inspection (includes administration and one inspection)\$235.00
 Additional inspection\$115.00

5.5 Amended plans

Domestic submission of amended plans/amended reports Base fee \$110.00
 Plus per fixture/appliance/apparatus thereafter.....\$40.00
 Commercial submission of amended plans/amended reports Base fee \$165.00
 Plus per fixture/appliance/apparatus thereafter.....\$40.00

5.6 Miscellaneous

Council's plumbing consultancy charge (per hour plus GST)\$215.00

5.7 Sewer Cap Off

Application & inspection fee for capping off sewer\$255.00

Domestic Class 1 and 10 Buildings

6 Sewered Area

6.1 Application

1 fixture/appliance/apparatus only	\$155.00
2 – 8 fixtures/appliance/apparatus – base fee	\$120.00
per fixtures/appliance/apparatus thereafter	\$40.00
Backflow prevention device (add to application fee where applicable)	\$180.00

6.2 Inspection

1 fixture/appliance/apparatus only	\$130.00
2 – 8 fixtures/appliance/apparatus – base fee	\$515.00
per fixtures/appliance/apparatus thereafter	\$40.00

7 Non - Sewered Area

7.1 Application

1 fixture/appliance/apparatus only (includes site and soil assessment fee).....	\$480.00
2 – 8 fixtures/appliance/apparatus – base fee (includes Site and Soil Assessment fee).....	\$480.00
per fixtures/appliance/apparatus thereafter	\$40.00
Backflow prevention device (add to application fee where applicable)	\$180.00
Referral fees – local government concurrence agency (per referral)	\$455.00

7.2 Inspection

1 fixture/appliance/apparatus only	\$130.00
2 – 8 fixtures/appliance/apparatus – base fee.....	\$470.00
per fixtures/appliance/apparatus thereafter	\$40.00

8 Commercial Class 2-9 Buildings (including Class 1 buildings with in a gated community)

8.1 Application

1 fixture/appliance/apparatus only	\$255.00
2 – 8 fixtures/appliance/apparatus – base fee.....	\$255.00
per fixtures/appliance/apparatus thereafter	\$40.00
(add to non-sewered application fee)*	\$290.00
Backflow prevention device (add to application fee where applicable)	\$180.00
Internal water and sewer reticulation charge – assessment fees (per floor of each building or per lot for subdivision work)	\$115.00
Fire services application fees (add to application fee where applicable)	\$225.00
Trade waste – per apparatus (add to application fee where applicable)	\$80.00
UnityWater sub meter assessment including inspections (this fee is a sliding scale)	
1 – 5 sub meters – base fee.....	\$300.00
Base fee + 6 – 15 sub meters (per sub meter)	\$20.00
> 16 and over sub meters (per sub meter)	\$10.00

8.2 Inspection

1 fixture/appliance/apparatus only	\$130.00
2 – 8 fixtures/appliance/apparatus – base fee	\$465.00
Per fixtures/appliance/apparatus thereafter	\$40.00
Internal water and sewer reticulation charge – assessment fees (per floor of each building or per lot for subdivision work)	\$115.00
Fire Services application inspection fees (per floor of each building)	\$120.00

9 Glossary

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. Note: Fees will be charged at application stage where provision for an appliance has been made, ie washing machine, dishwasher, plumbed refrigerator etc.

Apparatus

Apparatus, for supplying water to premises, includes a water meter.

