



# Development Services Register of Cost Recovery Fees and Commercial Charges for Sunshine Coast Regional Council 2018-2019

Building and Plumbing Services



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involved in the development of this document.

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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 *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](#).

### 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

To be eligible, Organisations must be currently determined by the Australian Taxation office (ATO) as a charity and be listed on the Australian Charities and Not-for-profits Commission.

Conditions apply - see section 1.2 General.

### 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 cancelled 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 inspection fees will be refunded, minus an administration fee of \$175.

If the compliance assessable work starts while the compliance permit has effect, there will be no refund of fees.

### 1.6 Concurrence Agency Referrals

If an application/request is withdrawn before it is decided by the Agency, a refund will be given as follows:

- Prior to assessment 60%

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 plans 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) .....	
\$185	
Archival lodgement fee for Multiple Class 1 and class 2-9 buildings, including fit outs, alterations/additions etc. (hard copy lodgement) .....	
\$261	
Transfer of functions to local government (replacement certifier) includes first inspection .....	
\$415	
Building Works not associated with a material change of use for a Dwelling House or Dual Occupancy .....	\$610
Building works not associated with a material change of use .....	\$2570
Request for approval of a later day to obtain a Fire Safety (Residential Care Building) Compliance Certificate .....	\$300
Written Advice .....	\$290

### 2.2 Post Building Approval Process

Extension of currency period (i.e. demolition removal & rebuilding or condition time prior to lapse date) .....	
\$300	
Amended Application - minor amendments as determined by building certifier .....	
\$345	
Nomination of road boundary frontage .....	
\$230	
Issue of a certificate of classification where not previously issued (assessment and inspection) .....	
\$920	
Childcare - QDC compliance Part MP5.4 inspection, report and certificate of conformity .....	\$715

**2.3 Building Works Concurrence Agency**

Concurrence Agency assessment associated with a Dwelling House <sup>1</sup> .....	\$610
Budget Accommodation buildings - compliance with the Fire Safety Standard (inspection and report)	
Up to 20 persons accommodated .....	\$715
21 and over persons accommodated .....	\$900
Request for approval of longer period to comply with the Fire Safety Standard .....	\$300
Building work for residential services	
Up to 20 persons accommodated .....	\$715
21 and over persons accommodated .....	\$900
Residential services compliance notice including inspection .....	\$900

**2.4 Pool Fencing**

Pool fence exemption .....	\$410
Pool fence safety inspection and pool fence safety certificate .....	\$445
Pool fence safety reinspection .....	\$195

**2.5 Building Works or Rebuild Security Deposits**

Review and advice for security deposits .....	\$300
Administration of security deposits .....	\$520

**2.6 Building Inspections**

Final building inspection .....	\$415
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<sup>1</sup> 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 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 .....  
 \$290

Fixture/fitting/appliance/apparatus – each .....  
 \$60

##### Non-Sewered Area

Base fee .....  
 \$630

Fixture/fitting/appliance/apparatus – each .....  
 \$60

#### 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 a 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 .....  
 \$290

Fixture/fitting/appliance/apparatus – each .....  
 \$80

Internal water and sewer reticulation – per floor/per lot of each building or per allotment .....  
 \$245

Fire services per floor of each building ..... \$125

1 – 5 Unitywater sub meters .....  
 \$305

Additional sub meters thereafter – each .....  
 \$20

### 4 Alternative Solutions

Low complexity (i.e. solar hot water orientation) includes one inspection .....\$255

Medium complexity (i.e. innovative products) includes one inspection .....\$510

High complexity (i.e. warm water systems) includes one inspection .....\$765

### 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
\$180	
Plus per additional fixture/fitting/appliance/apparatus – each .....	
\$80	

## 6 Stand-Alone Applications

Fire services base fee (where not associated with another application) .....	\$245
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) .....	\$410
Plus fee per floor/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) .....	\$560
Decommission existing OSF (flat fee) .....	\$485
Installation of grey water treatment plant in a sewer area (flat fee) .....	\$560
Connection of existing effluent system to sewer (flat fee) .....	\$485
Connection to or approval of mobile homes in a sewer area (flat fee) .....	\$255
Connection to or approval of mobile homes in a non-sewered area (flat fee) .....	\$485
Sewer cap off (flat fee) .....	\$255
Minor alteration of drain - commercial development (includes one inspection) .....	\$255

## 7 Inspections

All re-inspections – per inspection .....	\$120
Special Inspection or one-off inspection – per inspection .....	\$155
Notifiable work inspection – one inspection only .....	\$255
Inspection outside of 8:00 am to 4:00 pm Monday to Friday – per inspection .....	\$305

## 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
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Building information search minimum fee .....  
\$180

(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 a cancelled written advice, search, or other

similar service ..... \$180

Charge for retrieval of building files (limited to A4 and A3 sized copies only) .....  
\$155

Administrative fee to refund over payment of fee not resulting from a fee  
calculation error by council (GST inclusive) ..... \$60

All other administrative fees .....  
\$180

Referral fees local government concurrence agency per referral .....  
\$460

Amendment to concurrence agency referral response ..... \$340

On-Site Sewerage facilities administration fee for submission of hard copy report/s ..... \$25

Councils plumbing consultancy charge (per hour plus GST) .....  
\$230

Charge for retrieval of plumbing files (limited to A4 and A3 sized copies only) .....  
\$155

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**

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#### **Appliances**

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

fire drencher sprinkler system	photographic processor	
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**Apparatus**

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



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