

Plumbing Services –Application types and applicable fees – 2021/2022 fee schedule



Fast Track Permit Fees	
<i>New dwelling, shed or domestic outbuilding – Sewered area Work covered by a Local Government Fast Track Declaration</i>	
Assessment fee - no assessment fee applicable for this application type	
Inspection fees (plumbing & drainage work): up to 3 items - fixtures/capped fixture points/pre-inspected prefabricated buildings or structures e.g. bathroom pods over 3 items - fixtures/capped fixture points/pre-inspected prefabricated buildings or structures – per item	\$462.00 \$50.00
<i>Prefabricated buildings - Factory</i>	
Assessment fee - no assessment fee applicable for this application type	
Inspection fee - up to 2 inspections of a prefabricated building in a factory	\$265.00
<i>Prefabricated buildings - Temporary</i>	
Assessment fee - no assessment fee applicable for this application type	
Inspection fee - for a temporary prefabricated building e.g. amenities on a construction site	\$265.00
<i>Conversion of existing on-site sewage facility (OSSF) to Unitywater sewer system</i>	
Assessment fee - no assessment fee applicable for this application type	
Inspection fee - for conversion from an on-site sewage facility to the sewerage system	\$348.00
Standard Permit Fees	
<i>New dwelling, shed or domestic outbuilding – Unsewered area</i>	
Assessment fee - permit assessment fee for on-site sewage facility	\$337.00
Inspection fees (plumbing & drainage work): up to 3 items - fixtures/capped fixture points/pre-inspected prefabricated buildings or structures e.g. bathroom pods over 3 items - fixtures/ capped fixture points/pre-inspected prefabricated buildings or structures – per item	\$462.00 \$50.00
<i>Conversion or alteration of an existing on-site sewage facility (e.g. septic to OSSF, an extension of septic trenches; or replacement of existing OSSF)</i>	
Assessment fee - permit assessment fee for on-site sewage facility	\$337.00
Inspection fee - for conversion or alteration of on-site sewage facility	\$265.00
<i>Installation of a new greywater treatment plant in a sewerred area</i>	
Assessment fee - permit assessment fee for a greywater treatment plant	\$337.00
Inspection fee - for greywater treatment plant	\$265.00
<i>Installation of an on-site sewage facility for testing - e.g. testing of a newly commissioned device</i>	
Assessment fee - permit assessment to build or install an on-site sewage facility for testing	\$912.00
Inspection fee - for an on-site sewage facility for testing – per inspection	\$129.00
<i>Private Certifier request for concurrence agency for OSSF</i>	
Referral fee - request to the local authority as a concurrence agency for on-site wastewater management	\$400.00

Standard Permit Fees continued	
Commercial/Industrial e.g. warehouse, office block etc. and Multi-residential premises (second dwelling, dual occupancy, duplex or townhouse development)	
Assessment fee:	
up to 5 items - fixtures/sub-meters/testable backflow devices/capped fixture points/pre-inspected prefabricated building or structure e.g. bathroom pods	\$462.00
between 6 – 15 items - fixtures/sub-meters/testable backflow devices/capped fixture points/pre-inspected prefabricated building or structure – per item	\$33.50
16 or more items - fixtures/sub-meters/testable backflow devices/capped fixture points/pre-inspected prefabricated building or structure – per item	\$23.00
Inspection fee:	
up to 3 items - fixtures/sub-meters/testable backflow devices/capped fixture points/pre-inspected prefabricated building or structure e.g. bathroom pods	\$462.00
over 3 items - fixtures/sub-meters/testable backflow devices/capped fixture points/pre-inspected prefabricated building or structure – per item	\$50.00
Installation of premises sewer and/or water mains	
Assessment fee - permit assessment – premises sewer and water mains	\$260.00
Inspection fee - inspection of premises sewer and water mains:	
up to 2 inspections	\$521.00
over 2 inspections – per inspection	\$129.00
All other premises where <u>no</u> items such as new fixtures, capped fixture points, sub-meters, testable backflow devices or pre-inspected prefabricated buildings or structures are installed	
Assessment fee - permit work not captured in any other assessment fee	\$152.00
Inspection fee	
Inspection of work not captured in any other inspection fee - maximum of 2 inspections	\$265.00
Inspection of work not captured in any other inspection fee - over 2 inspections - per inspection	\$129.00
Other fees	
Amended Standard Permit	\$316.00
Amended Fast Track Permit	\$152.00
Backflow devices – annual registration of backflow devices – per device <i>Invoices are issued in August/September annually.</i>	\$53.00
Lodgement fee where State Government has issued a Standard Permit	\$230.00
Plumbing finalisation of archived application (minimum fee). The application form must be submitted with payment <i>Hourly rate to be applied where the minimum charge is exceeded</i>	\$455.00
	\$163.00
Refund fee (unexpended fees less refund fee)	\$112.00
Inspection fees	
Additional inspections – per inspection	\$129.00
Out of hours inspection fee – per inspection	\$625.00
Re-inspection fee – per inspection	\$129.00

Plumbing Services Applications

What should be provided when submitting a plumbing and drainage permit application?

When applying for a permit a [Form 1 – Permit work application for plumbing, drainage and on-site sewerage work](#) must be used. You will need to provide additional documents, depending on the proposed work.

A full list of required documents can be found in [Plumbing and Drainage Regulation 2019, Schedule 6](#)

Fast Track Permit

What is a fast track permit application?

A fast track application can be submitted for the following:

- New dwellings (class 1a), sheds or domestic outbuildings (class 10a); that are connected separately and directly to the service provider's water and sewerage system; or
- Work covered by a Local Government Fast Track Declaration (see below table)

Ref.	Building Type
1	Only one Class 1a building with a secondary dwelling on a lot where a separate and direct connection to the water and sewage infrastructure is provided for the lot.
2	Only one Class 1a dual occupancy/duplex building on a lot where a separate and direct connection to the sewage infrastructure and a separate and direct water service connected to the water infrastructure for each building unit is provided for the lot.
3	Only one Class 1a dwelling unit as part of a community title scheme, multiple dwelling development, relocatable home park, residential care facility, retirement facility or tourist park where the community or premises water and sewer mains and water sub-meters have been approved and the water and premises mains are installed under a separate permit.
4	Only one Class 1a dual occupancy/duplex building as part of a community title scheme, multiple dwelling development, relocatable home park, residential care facility, retirement facility or tourist park where the community or premises water and sewer mains and water sub-meters have been approved and the water and premises mains are installed under a separate permit.
5	Temporary site office and site amenities buildings set up at building and construction sites that connect to the water and/or sewer infrastructure or that connects to the water infrastructure and a sewage holding tank.
6	Temporary sales office set up at new housing estates and multiple dwelling sites and the like.

Note: Permit work that involves installing a fixture relating to trade waste or work involving building, installing or altering a greywater use facility or on-site sewerage facility is not fast-track permit work.

To be considered a fast track permit application all required forms, documentation, plans, and fees must be submitted with the application at the time of lodgement.

Applications for fast track permits must include:

- Required fee/s as prescribed in council's 2021/2022 fee schedule
- Completed Form 1 (including Box A and Box B)
- Location of the proposed building/s on the premises
- Floor plan of the proposed building/s showing any proposed sanitary fixtures
- Elevations of the proposed building/s

If the proposed work involves installing sanitary drainage, the application must include:

- Site soil classification report complying with AS 2870—2011, for the premises
- Design showing the articulation of the sanitary drainage for the premises where the soil classification for the premise is H, E or P

An appropriately qualified person must prepare the articulation design.

Prefabricated buildings and structures:

Prefabricated buildings and structures may be:

- Buildings inspected at a factory, i.e. transportable building, constructed offsite - No assessment fee is required, typically requires one inspection of work only, or
- Temporary buildings, i.e. an amenities building on a construction site - No assessment fee is required, typically requires one inspection of work only, or

Pre-inspected prefabricated structures, e.g. bathroom pods -

Assessment fee applies unless the fast track permit requirements are met, inspection fees apply, typically requires one inspection of work only.

Applications for prefabricated buildings and structures must include:

- Required fee/s as prescribed in the council's 2021/2022 fee schedule
- Completed Form 1 (including Box A and Box B)
- Location of the proposed building/s on the premises where applicable
- Floor plan of the proposed building/s showing any proposed sanitary fixtures
- Elevations of the proposed building/s
- Design showing the articulation of the sanitary drainage for the premises where the soil classification for the premise is H, E or P where applicable

An appropriately qualified person must prepare the articulation design.

Standard Permit - Sewered

What is a Standard Permit - Sewered application?

A standard permit for a sewered property relates to work on **class 1b & 2 to 9 buildings, class 1a multi-residential buildings**, and water and sanitary drainage mains for premises or premises groups.

A standard permit - sewered application can be submitted for the following:

- Commercial/Industrial, Multi-residential premises (Class 1b & 2-9 buildings - second dwelling, dual occupancy or townhouse development)
- For all other premises; where no new fixtures, capped fixture points, pre-inspected prefabricated buildings or structures, sub-meters or testable backflow devices are to be installed.

The council will assess standard permit applications within 10 business days of lodgement of a properly made application.

Standard Permit - Sewered Applications must include:

- Required fee/s as prescribed in the council's 2021/2022 fee schedule
- Completed Form 1
- Location of the proposed building/s on the premises
- For existing buildings, the location of the proposed work on the premises
- Floor plan of the proposed or existing building/s showing any proposed sanitary fixtures and where necessary existing fixtures
- Elevations of the proposed building/s
- Location on the premises and dimensions of each connection point to:
 - a service provider's water supply system
 - any other supply of water
 - a sewerage system
- Invert level, and finished surface level at each connection point for a sewerage system
- Invert level at the furthest point in the sanitary drainage from the connection to the service providers sewer
- Finished surface level for each overflow relief gully
- Location on the premises of any of the following that is to result from or be affected by the work:
 - all water meters and supply pipes
 - all fixtures, reflux valves, overflow relief gullies, and sanitary drains
 - the access points for cleaning and maintaining plumbing and drainage
 - any testable backflow prevention devices including devices as part of the water meter assembly
- For work on a class 1 building on a lot that is part of a community titles scheme, or on a class 2 to 9 building—details of the specifications of each prescribed water meter on the lot or for the building
- 1 or more plans drawn to scale of all of the plumbing and drainage work
- Diagrammatic/schematic layouts of water services, stacks and elevated pipework in multi-level buildings
- Connection approval (decision notice and approved plans) from Unitywater for work involving connection to, disconnection from or changing a connection to Unitywater's infrastructure
- Trade waste connection approval from Unitywater for any trade waste generators (refer to Unitywater Trade Waste Management Policy)
- Unitywater trade waste section require applications for trade waste approval for bin/car wash facilities in class 1a unit developments.
- Water sub-meter approval from Unitywater
- Name and licence number/s of the person responsible for plumbing and drainage design (i.e. licenced plumber, hydraulic consultant or RPRQ engineer)
- Plan title, number and revision on each hydraulic plan (for the council to reference in the permit)

If the proposed work involves installing sanitary drainage, the application must include:

- Site soil classification report complying with AS 2870—2011, for the premises
- Design showing the articulation of the sanitary drainage for the premises where the soil classification for the premise is H, E or P

The design for articulation in the sanitary drainage should be provided by the Civil Engineer responsible for the concrete slab and footing design. However, the council may accept a design for articulation in the sanitary drainage to suit and withstand the ground conditions from a Hydraulic Consultant or other appropriately licensed person.

- Any sanitary drainage other than the short section of sanitary drain connecting to the sewer infrastructure located within an easement created for infrastructure in favour of the asset owner requires approval from the owner of the infrastructure within the easement.

Standard Permit - Unsewered

What is a Standard Permit - Unsewered application?

This is a Permit for buildings where the application involves work on an on-site sewage facility.

A standard permit application must be submitted for the following:

- New dwelling, shed or domestic outbuilding (Class 1 or 10a) – Unsewered
- Multi Residential Premises (Secondary dwelling, dual occupancy or townhouse development) - Unsewered
- Commercial/Industrial - Unsewered

Standard permit applications will be assessed by council within 10 business days of lodgement of a properly made application.

Standard Permit - Unsewered applications must include:

- Required fee/s as prescribed in the council's 2021/2022 fee schedule
- Completed Form 1
- Location of the proposed building/s on the premises
- Floor plan of the proposed building/s showing any proposed sanitary fixtures
- Elevations of the proposed building/s

If the proposed work involves installing sanitary drainage, the application must include:

- Site soil classification report complying with AS 2870—2011, for the premises
- Design showing the articulation of the sanitary drainage for the premises where the soil classification for the premise is H, E or P
- Existing or proposed on-site sewage treatment plant
- Any vulnerable body of water that may be affected by effluent from the facility
- Location of, and connection points for, any existing and proposed on-site sewage facility at the premises
- Ground levels and drainage invert levels to show whether sanitary drains can gravity feed to the connection point for the on-site sewage treatment plant forming part of the facility
- Full hydraulic plans (Class 2-9 buildings only)

If the work relates to a land application area (area), the plans must also show:

- Proposed location of the area
- Layout of drainage for the area
- How the effluent is to be applied to the area
- Distances from the area to the boundaries of the premises, any existing or proposed buildings/structures (including swimming pools) on the premises and any impervious surfaces on the premises e.g. paths, roadways, tennis courts and the like
- Details about the type and size of the on-site sewage treatment plant
- Copy of the treatment plant approval for the treatment plant if the on-site sewage facility includes a secondary on-site sewage treatment plant
- Site and soil evaluation report for the premises.
- Applications for on-site sewage facilities involving more than 21 equivalent person are an Environmental Relevant Activity which requires approval from the Queensland Government Department of Environment and Science.

Standard Permit - Premises Mains

What is a Standard Permit for Premises Mains application?

This applies to a Permit application for water and sanitary drainage mains for premises or premises groups in a service area of a water service provider.

Council will assess standard permit applications within 10 business days of lodgement of a properly made application.

Standard Permit - Premises Mains applications must include:

- Required fee/s as prescribed in the council's 2021/2022 fee schedule
- Completed Form 1 (including Box A and Box B)
- Location of the proposed building/s on the premises
- For existing buildings, the location of the proposed pipework on the premises
- Location on the premises and dimensions of each connection point to:
 - a service provider's water supply system
 - any other supply of water
 - a sewerage system
- Invert level, and finished surface level at each future connection point
- Invert level and surface-level at furthest point or termination of the mainline from the connection to the service providers sewer
- Size of the water service/s and the size and grade of the sewage pipework
- Typical floor plan/s of the proposed building showing any proposed sanitary fixtures (to determine the fixture unit loading)
- Connection approval (decision notice and approved plans) from Unitywater for work involving connection to, disconnection from or changing a connection to Unitywater's infrastructure
- Water sub-meter approval from Unitywater
- Trade waste connection approval from Unitywater for any non-exempt trade waste generation (where applicable)
- Name and licence number/s of the person responsible for plumbing and drainage design (i.e. hydraulic consultant or RPRQ engineer)
- Plan title, number and revision on each plan (for council to reference in the permit)
- Where the premises mains are designed by an RPEQ to the SEQ Water Supply and Sewerage Design & Construction Code the documentation required by that code is to be provided with the permit application

Please note: Premises mains application does not include the following items - fixtures/sub-meters/testable backflow devices/capped fixture points/pre-inspected prefabricated buildings or structures. Standard permit fees apply.