



LATE ITEMS ORDINARY MEETING

AGENDA

28 JUNE 2016

Your attendance is required at an Ordinary meeting of Council to be held in the Council Chambers, 232 Bolsover Street, Rockhampton on 28 June 2016 commencing at 9.00am for transaction of the enclosed business.

A handwritten signature in black ink, appearing to be "C. R.", written in a cursive style.

CHIEF EXECUTIVE OFFICER
27 June 2016

Next Meeting Date: 12.07.16

Please note:

In accordance with the *Local Government Regulation 2012*, please be advised that all discussion held during the meeting is recorded for the purpose of verifying the minutes. This will include any discussion involving a Councillor, staff member or a member of the public.

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11 OFFICERS' REPORTS

11.10 AMENDMENT TO 2016/2017 BUILDING FEES REPORT

File No: 7816
Attachments: 1. 1617 Fees and Charges Building
Authorising Officer: Evan Pardon - Chief Executive Officer
Author: Ross Cheesman - General Manager Corporate Services

SUMMARY

A minor change is being sought for the 2016-17 Building Lodgement fees.

OFFICER'S RECOMMENDATION

THAT the fees included in the body of the report be amended from 1 July 2016.

COMMENTARY

During the course of implementing the new fees for the 2016-17 year an error has been identified in relation to private building certifier fees.

The fees adopted at the June 22 meeting were:

	<u>Adopted</u>	<u>Intended Fee</u>
Council Class 1-10	\$121	\$84
Class 1-10 Private Certifier	\$121	\$84
Class 2-9 Private Certifier	\$148	\$84
Commercial Lodgement	\$148	\$84

The following table provides the complete detail to be included in the fees & charges register. These fees are intended to commence from 1 July 2016.

Fee number	Item name	Fee Type	GST Authority	2016/2016 Current Fee (incl GST)	2016/2017 Adopted Fee (for Publication)	2016/2017 Proposed Current Fee (incl GST)	Charge basis per unit (Optional)	Legislative Authority	Governing Specific Legislation
150	BUILDING REGULATORY FUNCTIONS								
151									
152	"Building Work" Lodgement and Archiving Fees (LG Govt Function)								
153	Class 1 and 10 Building Works - Council certified application	Cost Recovery	GST Exempt	\$83.00	\$121.00	\$84.00	per application	Local Government Act 2009	Section 97
154	Class 1 and 10 Building Works - External certifier application	Cost Recovery	GST Exempt	\$83.00	\$121.00	\$84.00	per application	Local Government Act 2009	Section 97
155	Class 2 to 9 Building Works - Council certified application	Cost Recovery	GST Exempt	\$83.00	\$148.00	\$84.00	per application	Local Government Act 2009	Section 97
156	Class 2 to 9 Building Works - External certifier application	Cost Recovery	GST Exempt	\$83.00	\$148.00	\$84.00	per application	Local Government Act 2009	Section 97

CONCLUSION

In conclusion it is recommended that the above fees be adopted.

AMENDMENT TO 2016/2017 BUILDING FEES REPORT

1617 Fees and Charges Building

Meeting Date: 28 June 2016

Attachment No: 1

SECTION:		Dev Comp Building									
Fee number	Item name	Fee Type	GST Authority	Breakup of Fee			2016/2017 Current Fee (incl GST)	Charge basis per unit (Optional)	Legislative Authority	Governing Specific Legislation	
				Archive	Assessment	Inspections					
1	BUILDING CERTIFICATION GENERALLY										
2	Competitive Services Policy Notes for Building Certification Services and the like.										
3											
4	Delegated Officers being Manager Planning Services and Coordinator Building and Plumbing Services have pricing discretion to alter / negotiate fees on behalf of Council on an as needs basis.										
5	Fees include - lodgement - assessment - inspection (s) as may be required and are to be paid in full at time of lodgement.										
6	A 100% surcharge applies to all retrospective development applications that are building works already commenced and /or completed.										
7	No refund of fees will be made by Council in the event of the application lapsing or Council approving or refusing the application.										
8	The fee structure includes one inspection of the mandatory inspections or Certifier imposed inspections as conditioned in the development approval. In the event additional inspections become necessary, the relevant additional/reinspection fee will apply and must be paid prior to the conclusion of the projects final documentations being issued.										
9	Quantity of inspections shown are to be charged unless varied by building surveyor.										
10	Note two storey or the like buildings or structures may require additional inspections to be paid prior to issue of Decision Notice or at time Lodgement, building surveyor discretion.										
11	Pricing is premised on deemed to satisfy applications.										
12	Applications including or found to require an Alternate Building Solution(s) are subject to additional charges via a fee estimate)										
13	Where the fee is shown as "Price on Application", quotations may be provided upon request in writing to the Manager Planning Services or Coordinator Building and Plumbing Services.										
14	N.B. Pool safety certificate default and commercial services are subject to Council having available an appropriately licenced and available staff member, when not so, the applicant is to be aware this service may include an out source fee component in order for the service to be delivered.										
15											
16	BUILDING CERTIFICATION (Competitive Services)										
17											
18	Class 1a Approvals A single dwelling being – detached house – row house, terrace house, town house villa unit etc.										
19	New Dwelling (0 - 200 sqm) Inspections (4) on average Add 115 for each story addition or the like	Commercial	GST Applies	\$84.00	\$658.00	\$649.00	\$1,391.00	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	
20	New Dwelling (201 - 325 sqm) Inspections (4) on average Add 154 for each story addition or the like	Commercial	GST Applies	\$84.00	\$856.00	\$649.00	\$1,589.00	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	

SECTION:		Dev Comp Building									
Fee number	Item name	Fee Type	GST Authority	Breakup of Fee			2016/2017 Current Fee (incl GST)	Charge basis per unit (Optional)	Legislative Authority	Governing Specific Legislation	
				Archive	Assessment	Inspections					
21	New Dwelling (> 325 sqm)	Commercial	GST Applies	\$84.00	\$1,034.00	POA	POA	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	
22	Dwelling Alterations & Additions (0 - 50 sqm), raise & restump Inspections (1) average	Commercial	GST Applies	\$84.00	\$199.00	\$163.00	\$446.00	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	
23	Dwelling Alterations & Additions (51 - 100 sqm), raise & restump Inspections (2) average	Commercial	GST Applies	\$84.00	\$323.00	\$325.00	\$732.00	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	
24	Dwelling Alterations & Additions (> 100 sqm <u>as for</u> new dwelling charge(s)), raise & restump	Commercial	GST Applies	\$84.00	as for new	as for new	As for new building fees	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	
25	Assessable Maintenance ('Build Reg' 2006) Inspections (1) minimum	Commercial	GST Applies	\$84.00	\$199.00	\$163.00	\$446.00	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	
26	Decks, Patios, Verandah's, Awnings or the like (< 30 sqm) Inspections (2) average	Commercial	GST Applies	\$84.00	\$233.00	\$324.00	\$641.00	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	
27	New Multiple Dwellings (Including Alterations and Additions)	Commercial	GST Applies	\$84.00	POA	POA	POA	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	
28											
29	Class 1b Approvals A boarding house, guest house, hostel or the like										
30	A boarding house, guest house, hostel or the like < 300 sqm < 12 persons	Commercial	GST Applies	\$84.00	refer to new dwelling	refer to new dwelling	POA	Quotation based on time estimate	Local Government Act 2009	Part 6 S262 (3) (c)	
31											
32											
33	Class 10a Approvals A non-habitable building or structure being a private garage, carport, shed or the like										
34	Garden Shed	Commercial	GST Applies	\$41.00	\$71.00	\$112.00	\$224.00	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	
35	New 10a (< 20 sqm) garden sheds pergolas shade sails and the like Inspections (1) minimum	Commercial	GST Applies	\$84.00	\$133.00	\$162.00	\$379.00	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	
36	New 10a (20 - 60 sqm) Inspections (1) average	Commercial	GST Applies	\$84.00	\$205.00	\$162.00	\$451.00	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	
37	New 10a (60 - 110 sqm) Inspections (2) average	Commercial	GST Applies	\$84.00	\$239.00	\$162.00	\$485.00	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	
38	New 10a (> 110 sqm)	Commercial	GST Applies	\$84.00	\$318.00	\$318.00	\$720.00	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	
39	Alterations / Additions / Assessable Maintenance or the like (< 30 sqm) Inspections (1) average	Commercial	GST Applies	\$84.00	\$148.00	\$162.00	\$394.00	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	
40	Shade sail, Pergola, Green House awning or the like (< 30 sqm) Inspections (1) average	Commercial	GST Applies	\$84.00	\$169.00	\$162.00	\$415.00	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	
41											
42	Class 10b Approvals A structure being a fence, mast, antenna, retaining or free-standing wall, swimming pool, or the like										
43	Retaining or free standing walls Inspections (2) average	Commercial	GST Applies	\$84.00	\$247.00	\$324.00	\$655.00	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	
44	Fences - greater than 2 metres in height Inspections (1) average	Commercial	GST Applies	\$84.00	\$169.00	\$162.00	\$415.00	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	
45	Water storage tank (including stand) Inspections (1) average	Commercial	GST Applies	\$84.00	\$174.00	\$162.00	\$420.00	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	
46	Antennae, satellite dishes >900mm dia, mast, flag pole or the like Inspections (1) average	Commercial	GST Applies	\$84.00	\$169.00	\$162.00	\$415.00	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	

SECTION:		Dev Comp Building									
Fee number	Item name	Fee Type	GST Authority	Breakup of Fee			2016/2017 Current Fee (incl GST)	Charge basis per unit (Optional)	Legislative Authority	Governing Specific Legislation	
				Archive	Assessment	Inspections					
47	<u>Swimming pools and Spa's</u>										
48	Above ground inflatable and rigid wall pools (min of 1 inspection required)	Commercial	GST Applies	\$84.00	\$165.00	\$162.00	\$411.00	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	
49	In-ground plastic / fibreglass (min 2 inspection required)	Commercial	GST Applies	\$84.00	\$193.00	\$324.00	\$601.00	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	
50	In-ground Reinforced concrete (min 2 inspections required)	Commercial	GST Applies	\$84.00	\$225.00	\$324.00	\$633.00	Quotation based on time estimate	Local Government Act 2009	Part 6 S262 (3) (c)	
51	Swimming pool safety certificate Service includes Government Safety Certificate	Commercial	GST Applies	\$84.00	\$477.00 plus govt fee		\$561.00 plus govt fee	Quotation based on time estimate	Local Government Act 2009	Part 6 S262 (3) (c)	
52	Temporary or Replacment Pool Barrier System	Commercial	GST Applies	\$84.00	\$123.00	\$162.00	\$369.00	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	
53											
54	Class 10c Approvals A private bushfire shelter										
55	A private bush fire shelter	Commercial	GST Applies	\$84.00	POA	POA	POA	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	
56											
57	Class 2 to 9 Approvals Commercial class buildings generally										
58	New Class 2 - 9 Buildings	Commercial	GST Applies	\$84.00	Assessment up to 500sqm is \$795. Over 500sqm POA with min. of 4 inspections	POA	POA	Quotation based on time estimate	Local Government Act 2009	Part 6 S262 (3) (c)	
59	Alterations / additions Class 2 - 9 Buildings	Commercial	GST Applies	\$84.00	Assessment up to 500sqm is \$795. Over 500sqm POA with min. of 4 inspections	POA	POA	Quotation based on time estimate	Local Government Act 2009	Part 6 S262 (3) (c)	
60	Tenancy fit-out Class 2 - 9 Buildings	Commercial	GST Applies	\$84.00	Assessment up to 500sqm is \$795. Over 500sqm POA with min. of 4 inspections	POA	POA	Quotation based on time estimate	Local Government Act 2009	Part 6 S262 (3) (c)	
61	Budget Accommodation Buildings and Services Related	Commercial	GST Applies	\$84.00	POA	POA	POA	Quotation based on time estimate	Local Government Act 2009	Part 6 S262 (3) (c)	
62											
63	Special Structure Approvals										
64	Buildings and structures that otherwise cannot be classified under the BCA.	Commercial	GST Applies	\$84.00	Assessment up to 500sqm is \$795. Over 500sqm POA with min. of 4 inspections	POA	POA	Quotation based on time estimate	Local Government Act 2009	Part 6 S262 (3) (c)	
65											
66	Demolition and or Remove Building(s)										
67	Class 1a	Commercial	GST Applies	\$84.00	\$315.00	\$162.00	\$561.00	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	
68	Class 1b	Commercial	GST Applies	\$84.00	\$315.00	\$162.00	\$561.00	Lod + assess + Insp	Local Government Act 2009	Part 6 S262 (3) (c)	

SECTION:		Dev Comp Building									
Fee number	Item name	Fee Type	GST Authority	Breakup of Fee			2016/2017 Current Fee (incl GST)	Charge basis per unit (Optional)	Legislative Authority	Governing Specific Legislation	
				Archive	Assessment	Inspections					
97	Inspection Fee(s)										
98	Class's 1 to 10	Commercial	GST Applies				\$162.00	per inspection	Local Government Act 2009	Part 6 S262 (3) (c)	
99	Class 1b	Commercial	GST Applies				POA	Quotation based on time estimate	Local Government Act 2009	Part 6 S262 (3) (c)	
100	Class's 2 to 9	Commercial	GST Applies				\$162.00	Quotation based on time estimate	Local Government Act 2009	Part 6 S262 (3) (c)	
101	Pool fence inspection	Commercial	GST Applies				\$162.00	per inspection	Local Government Act 2009	Part 6 S262 (3) (c)	
102	Special Structure	Commercial	GST Applies				\$162.00	per inspection	Local Government Act 2009	Part 6 S262 (3) (c)	
103	Additional Inspection - as for relevant inspection fee							per inspection			
104	Reinspection - as for relevant inspection fee							per inspection			
105	Preliminary inspection - as for relevant inspection fee							per inspection			
106	Miscellaneous inspection	Commercial	GST Applies				\$162.00	per inspection	Local Government Act 2009	Part 6 S262 (3) (c)	
107	Budget Accommodation(s)	Commercial	GST Applies				POA	per inspection	Local Government Act 2009	Part 6 S262 (3) (c)	
108	Inspection – Outside normal hours (25% surcharge onto relevant fee)	Commercial	GST Applies				25%	per inspection	Local Government Act 2009	Part 6 S262 (3) (c)	
109	Inspection <u>for and on behalf</u> of Private Certifier - Request to be in writing, <u>may</u> not be supported	Commercial	GST Applies				\$318.00	per inspection	Local Government Act 2009	Part 6 S262 (3) (c)	
110	eg conflict of interest, insufficient resources, not in RRCs interests										
111											
112	Extension of time requests (Currency Period)	Commercial	GST Applies					per application	Local Government Act 2009	Part 6 S262 (3) (c)	
113	Note: Application must be made within the currency period - applies to RRC approvals only -						\$122.00				
114											
115	Change of Nominated Builder										
116	Residential	Commercial	GST Applies				\$91.00	per application	Local Government Act 2009	Part 6 S262 (3) (c)	
117	Commercial	Commercial	GST Applies				\$91.00	per application	Local Government Act 2009	Part 6 S262 (3) (c)	
118											
119	Change to an Existing <u>Approval</u> IDAS										
120	Plan amendments / alterations / change or cancel conditions of approval after Decision Notice has been issued in the like.										
121	Class's 1 to 10 (22% of assessment fee)	Commercial	GST Applies				22%	assess + insp	Local Government Act 2009	Part 6 S262 (3) (c)	

SECTION:		Dev Comp Building									
Fee number	Item name	Fee Type	GST Authority	Breakup of Fee			2016/2017 Current Fee (incl GST)	Charge basis per unit (Optional)	Legislative Authority	Governing Specific Legislation	
				Archive	Assessment	Inspections					
122	Class 1b	Commercial	GST Applies				22%	assess + insp	Local Government Act 2009	Part 6 S262 (3) (c)	
123	Class's 2 to 9 (may include site inspection fees as may be required)	Commercial	GST Applies				22%	assess + insp	Local Government Act 2009	Part 6 S262 (3) (c)	
124											
125	Change to an Existing Application IDAS										
126	Plan amendments / alterations / proposed conditions before Decision Notice being issued in the like										
127	Class's 1 to 10 (14% of assessment fee)	Commercial	GST Applies				14%	assess + insp	Local Government Act 2009	Part 6 S262 (3) (c)	
128	Class 1b (22% of assessment fee)	Commercial	GST Applies				22%	assess + insp	Local Government Act 2009	Part 6 S262 (3) (c)	
129	Class's 2 to 9 (27% of assessment fee)	Commercial	GST Applies				27%	assess + insp	Local Government Act 2009	Part 6 S262 (3) (c)	
130											
131	Request for Certificate of Classification for Buildings Constructed Prior To 30 April 1998										
132	(Minimum of two inspection)	Commercial	GST Applies				POA	per application	Local Government Act 2009	Part 6 S262 (3) (c)	
133											
134	Refund of Fees (per application % of application fee)										
135	(Withdrawn / cancelled applications prior to issue of Decision Notice)										
136	(N.B. Archival fee component non-refundable in all cases)										
137	(Request for this service must be in writing)										
138	(No refund of fees will be made by Council in the event of the application being Approved, Refused or by it Lapsing)										
139	Not Properly Made	Commercial	GST Applies				90%	assess + insp	Local Government Act 2009	Part 6 S262 (3) (c)	
140	Under Assessment	Commercial	GST Applies				60%	assess + insp	Local Government Act 2009	Part 6 S262 (3) (c)	
141	Information request	Commercial	GST Applies				40%	assess + insp	Local Government Act 2009	Part 6 S262 (3) (c)	
142	Assessment to decision stage but not issued	Commercial	GST Applies				10%	assess + insp	Local Government Act 2009	Part 6 S262 (3) (c)	
143	Decided (i.e. Approval Issued)										
144											
145	Administrative Fee(s) Competitive Services										
146	Sundry miscellaneous matters and the like - per matter	Commercial	GST Applies				\$91.00	per matter	Local Government Act 2009	Part 6 S262 (3) (c)	

SECTION:		Dev Comp Building									
Fee number	Item name	Fee Type	GST Authority	Breakup of Fee			2016/2017 Current Fee (incl GST)	Charge basis per unit (Optional)	Legislative Authority	Governing Specific Legislation	
				Archive	Assessment	Inspections					
147	N.B. Surcharge Fee Council reserves the right to charge an administrative surcharge on the administrating and conclusion of all aspects of building approvals greater than 3 years of age taken from date of approval.	Commercial	GST Applies				32%	% of current fee	Local Government Act 2009	Part 6 S262 (3) (c)	
148	N.B. All other approvals and competitive services or any other matter not otherwise specifically defined within the schedule of fees are price on application	Commercial	GST Applies				POA	Quotation based on time estimate	Local Government Act 2009	Part 6 S262 (3) (c)	
149											
150	BUILDING REGULATORY FUNCTIONS										
151											
152	"Building Work" Lodgement and Archiving Fees (LG Govt Function)										
153	Class 1 and 10 Building Works - Council certified application	Cost Recovery	GST Exempt				\$84.00	per application	Local Government Act 2009	Section 97	
154	Class 1 and 10 Building Works - External certifier application	Cost Recovery	GST Exempt				\$84.00	per application	Local Government Act 2009	Section 97	
155	Class 2 to 9 Building Works - Council certified application	Cost Recovery	GST Exempt				\$84.00	per application	Local Government Act 2009	Section 97	
156	Class 2 to 9 Building Works - External certifier application	Cost Recovery	GST Exempt				\$84.00	per application	Local Government Act 2009	Section 97	
157											
158	Extension of Time Local Government Concurrence Function to Private Certifiers										
159	2 nd and subsequent extension(s) of Currency Period for Building Approval	Cost Recovery	GST Exempt				\$122.00	per application	Local Government Act 2009	Section 97	
160											
161	CONCURRENCE AGENCY FEES										
162	Concurrence Assessments (fee per matter under consideration)	Cost Recovery	GST Exempt				\$472.00	per property	Local Government Act 2009	Section 97	
163	Reduced Alignment / Amenity & Aesthetics / or The Like										
164											
165	Replacement Certifier										
166	Local Government default function when requested in writing BA75	Cost Recovery	GST Exempt				As per class 4 & 5	per application	Local Government Act 2009	Section 97	
167											
168	Temporary Homes										
169	Local Government default function when requested in writing BA75	Cost Recovery	GST Exempt				\$864.00	per property	Local Government Act 2009	Section 97	
170											
171	Regulatory Inspection Fees										
172	Miscellaneous inspection	Cost Recovery	GST Exempt				\$162.00	per matter	Local Government Act 2009	Section 97	
173	Pool fence inspection	Cost Recovery	GST Exempt				\$162.00	per matter	Local Government Act 2009	Section 97	

