

Developer Customer Price List 2023-2024

Effective 1 July 2023

All fees are valid for **30** business days from the date your charge notice is issued. Payments made after **30** business days from date of issue will be subject to rates effective at that time.

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* Fee includes GST
Italics denotes non-statutory fees.
POA denotes Price on Application.

Please refer to latest version available at www.urbanutilities.com.au/development

All Application Types

PRE-APPLICATION LODGEMENT SERVICES	
Service	Fee
Engineering Search – Basic* Urban Utilities information search service for up to two residential lots, including map and/or report on known reticulation infrastructure. Excludes water meter location.	\$183
Engineering Search – Complex* Urban Utilities information search service for complex assets i.e. treatment, storage or pump facilities, over 225 mm diameter network. Includes map and/or known infrastructure report and provision of as-constructed drawings. Excludes water meter location.	\$536
Express Property Search Five business day site advice, from payment receipt, for a single lot within Urban Utilities' connection/future connection area only. Identifies potential network connection, Water Netserv Plan servicing, known strategic considerations. Express service is subject to application volumes (excludes: capacity assessment, engineering design review, meeting, trade waste investigation).	\$536
Flow and Pressure Advice* Hydraulic modelling of water supply network to support private fire system design.	\$536
Letter of Evidence (LOE) Review and confirmation that a Water Approval is not required.	\$536
Services Advice Notice (SAN) Base (1 to 10 Lots or equivalent units, trade waste single waste stream, non-residential development less than 1000m² GFA)* Non-legally binding pre-lodgement advice. Includes general network analysis. Where trade waste applies, discharge and network capacity analysis undertaken. No meeting.	\$536
SAN1 (11 to 50 Lots or equivalent units)* Includes SAN Base, flow and pressure advice and 2 x 30 min meetings.	\$1,741
SAN2 (Over 50 & up to 100 Lots or equivalent units)* Includes SAN Base, flow and pressure advice and 2 x 30 min meetings.	\$2,464
SAN3 (Greater than 100 Lots, trade waste with multiple waste streams, non-residential development for over 1,000 m² GFA)* Hourly rate additional to SAN Base. Includes network analysis, flow and pressure advice, 2 x 30 min meetings, & analysis of proposed discharge & network capacity where trade waste applies.	SAN Base + \$228/hr

Standard Connection Applications

When fees are due:

Pre-Assessment Standard Connection Assessment is payable prior to the application being assessed.

Pre-Construction After assessment is complete, the total cost of the following will be provided:

- Standard Connection Certification (post construction) and
- relevant construction labour and materials (pages 3 to 5) and
- infrastructure charges (if applicable).

All fees and charges must be received before construction commences.
Note: Urban Utilities does not undertake plumbing so private sourcing is required.

STANDARD CONNECTION ASSESSMENT		
Service	Details	Fee
Standard Connection Assessment Technical assessment and Decision Notice issued. Applies per service i.e. drinking & waste water, and per connection, disconnection or alteration. Excludes wastewater connections across road corridors and non-drinking (recycled) water.	Connection Disconnection Alteration	\$258
Standard Connection Certification Construction and post construction assurance, issue of Connection Certificate and production of as-constructed drawings. Applies after assessment/before construction, per service i.e. drinking & waste water and per connection, disconnection or alteration.	Connection Disconnection Alteration	\$117

STANDARD CONNECTION CONSTRUCTION	
Service	Fee
Works Request Processing* Applies per Works Request and service i.e. drinking & waste water. Excludes non-drinking (recycled) water.	\$258
Connect to drinking water:	
Base Works – Drinking Water Connection & Certification Applies to all drinking water connections that qualify as a Standard Connection application where the water network is on site or in the footway/path on the same side of the road as the site. Includes construction and post construction assurance, issue of Connection Certificate and production of as-constructed drawings.	\$3,335
Additional Works – Drinking Water Connection - Road Crossing Additional to Base Works - Drinking Water Connection & Certification where the drinking water connection is on the opposite side of the road to the site.	\$3,711
Additional Works – Drinking Water Connection - Half Road Crossing Additional to Base Works – Drinking Water Connection & Certification where the drinking water connection is in the roadway no further than the road mid-point.	\$1,958
Disconnect or alter existing drinking water:	
Base Works – Drinking Water Disconnection & Certification Applies to all water disconnections that qualify as a Standard Connection application. Includes construction and post construction assurance, issue of Connection Certificate and production of as-constructed drawings.	\$2,057
Additional Works – Drinking Water Disconnection - Street Additional to Base Works – Drinking Water Disconnection & Certification where water disconnection is in the footway/verge/road immediately adjacent to the site.	\$3,051
Base Works – Drinking Water Alteration (Re-use) Applies when the connection is to an existing drinking water service on the site where the existing infrastructure is of accepted quality (no defects).	POA
Connect to wastewater:	
Base Works - Wastewater Connection & Certification Applies where the connection to the wastewater network is within the site. Includes construction and post construction assurance, issue of Connection Certificate and production of as-constructed drawings.	\$2,820
Base Works - Wastewater Connection - Adjacent property Applies where the connection to the wastewater network is within the adjacent site and not owned by applicant. Subject to physical constraints and neighbour consent.	POA
Additional Works – Wastewater Footway/Verge Additional to Base Works – where the wastewater connection is in the footway/verge on the same side of the road as the site.	\$2,955

Disconnect or alter existing wastewater:		
Base Works – Wastewater Disconnection & Certification Applies to all wastewater disconnections that qualify as a Standard Connection application where the existing connection is within the site. Fee includes construction and post construction assurance, issue of Connection Certificate and production of as-constructed drawings.		\$1,803
Additional Works - Wastewater Disconnection - Street Additional to the Base Works – Wastewater Disconnection & Certification where the connection is in the footway/verge/road immediately adjacent to the site.		\$3,047
Base Works - Wastewater Alteration (Re-use) & Certification Applies when the connection is to an existing wastewater service on the site where the existing infrastructure is of accepted quality (no defects).		POA
Additional Works - Wastewater Extra Length p/m Additional to Base Works – Wastewater Connection or Alteration (Re-use) & Certification. Applies per metre for service extension (min cumulative length 3 metres & up to max 10 metres).		\$134 p/m
Standard Connection related services:		
Government Park Drinking Fountain or Tap Limited to a 25 mm diameter meter. Application must be made by/with consent of Local or State Government for a government site.		POA
Maintenance Structure (Manhole) Raised (G-type only) Raised height cannot exceed 3 metres		POA
Rectification Works Invoiced works for emergency repair works charged to the developer.		POA
Rock Breaking		POA
Temporary Construction Water Service (including construction water meter) Installation of a temporary small bore water service for use during construction. Includes removal of the service on completion of construction.		POA
Vacuum Excavation Rate per three hour block with minimum three hour service.		\$1,385
Water Meter Relocation Within the same lot and where there is no new demand on the network. This work involves trenching, disconnection and connection, plant and equipment, labour and possible main works, traffic control, vacuum excavation, gas spotting and rock breaking.	Up to 3 metres	POA
	Over 3 metres	
Water Meter Restocking (Large Water Meters) Retained on return of an incorrectly ordered large meter delivered to a customer and includes redelivery, processing, meter reinspection and testing.		\$556
Water Meter-only Installation/Disconnection Installation within an existing meter box only. Disconnection for demolition only.	20mm	POA
	25 mm	

Non-Standard Connection Applications

NON-STANDARD APPLICATION ASSESSMENT		
Service	Details	Fee
Amended Decision (Water Approval)	Review of original water approval based on application change impacting infrastructure plan or development demand from the Water Approval decision. The development application change must not result in major reassessment, increased demand of more than 10% of the original Water Approval. Limited to one amendment only at this price.	\$714
Build Over Asset Referral	Assessment of a proposal to build over or adjacent to an Urban Utilities asset e.g. wastewater pipe or maintenance structure.	\$679
Build Over Asset – Amendment Request	Supplementary to Build Over Asset Referral. Includes revisit of original Referral Application technical review.	\$509
Construction Over Asset Referral	Similar to a Build Over Asset referral but for earthwork and infrastructure involving no building.	\$679
Construction Over Asset - Amendment Request	Supplementary to Construction Over Asset Referral. Includes revisit of original Referral Application technical review.	\$509
Fast Track Application 1 to 10 Lots only	Express assessment (5 business days once application is properly made) of a Minor Works application for a Water Approval. Includes issue of a Decision Notice and Infrastructure Charge Notice. Fast track subject to application volumes. Applies per service. Excludes non-drinking (recycled) water.	\$2,962
Non-Standard Connection – Base Application Technical assessment of a Non-standard Connection. Includes issue of Decision Notice and Infrastructure Charges Notice. Applies per service i.e. drinking, waste, & non-drinking (recycled) water.	1 to 10 lots/ equivalent units	\$882
	11 to 50 lots/ equivalent units	\$1,597
	Over 50 lots/ equivalent units	\$2,313

NON-STANDARD DESIGN		
Service	Details	Fee
Design Advice* Provided after application lodgement for issues not specified in relevant codes (hourly rate).		\$228/hr
Design Approval Design Approval application that is not a Standard Connection or a connection delivered under the Non-Standard Connection (Minor Works) Certification (Endorsed Consultant) Scheme. Applies for each service i.e. drinking, waste, and non-drinking (recycled) water.	1 to 10 lots/ equivalent units	\$2,611
	11 to 50 lots/ equivalent units	\$2,826
	Over 50 lots/ equivalent units	\$3,131
Design Approval – Complex Asset Assessment of Complex Assets for Non-Standard Connection applications i.e. treatment, storage or pump facilities, over 300 mm diameter network. Applies in addition to Design Approval fees (hourly rate).		\$228/hr
Design Variation – Minor Works Review of proposed option to address unavoidable code non-conformance.		\$516
Re-check Amended Plans Applies per plan page, drawing, technical report or other document.		\$516 per page/ report

NON-STANDARD CONSTRUCTION	
Service	Fee
Network Access Permit (NAP) Process and issue of a Network Access Permit to enable network access for construction. Applies per isolation & service i.e. drinking, non-drinking (recycled) & waste water. A network isolation (shut) plan or flow control plan is charged separately.	\$75
Sewage Pumping Station Environmental Licence State Government Licence and review required for new pumping stations (3 hours).	\$588
Water Isolation (Shut) Plan - Simple Additional to a Network Access Permit and may be a subsequent invoice. Involves assessment, processing and creation of an isolation (shut) plan to access Urban Utilities' network for construction. Utilises fewer than six valves with no network rezoning and no trunk network. Applies per isolation and service i.e. drinking, non-drinking (recycled) & waste water. Isolation plans must be by an approved Urban Utilities valve operator only.	\$160
Water Isolation (Shut) Plan - Complex Additional to a Network Access Permit and may be a subsequent invoice. Involves assessment, analysis, processing and creation of an isolation plan to access Urban Utilities' network for construction. Plan development may be subject to (will be specified) network analysis, modelling, data field logging, a bypass, rezoning, tankering, trunk works, GIS status, complex asset management i.e. treatment, storage or pump facilities, over 225mm diameter network. Isolations (shuts) must be by approved Urban Utilities valve operator only.	POA
Wastewater Flow Control Plan - Complex Additional to a Network Access Permit and may be a subsequent invoice. Involves assessment, analysis, process & creation of a flow control plan to access Urban Utilities' network for construction. Plan development may be subject to (will be specified) network analysis, modelling, data field logging, a bypass, rezoning, tankering, trunk works, GIS status, identification of complex asset impacts i.e. treatment, storage or pump facilities, over 300mm diameter network. Applies per isolation. All flow control plans must be executed by approved Urban Utilities valve operator only.	POA
Works Inspection - Complex Asset Applies for each site inspection involving complex assets i.e. treatment, storage or pump facilities, over 300 mm diameter network. Includes report for compliance purposes.	\$627
Re-Inspection/additional after-hours inspection - Complex Asset Additional to Works Inspection – Complex Asset for each site inspection required due to non-compliant infrastructure, late inspection cancellations (less than 2 business days), obstruction of access to relevant infrastructure, or the absence of site representatives. Includes inspections outside the hours of 8am-5pm Monday to Friday and public holidays.	\$944
Works Inspection – Reticulation Applies for each site inspection. Includes report for reticulation compliance purposes (less than 300 mm diameter network).	\$419
Re-Inspection/additional/after-hours inspection – Reticulation Additional to Works Inspection – Reticulation for each site inspection required due to non-compliant infrastructure, late cancellations (less than 2 business days), obstruction of access to relevant infrastructure, or the absence of site representatives. Includes inspections outside the hours of 8am-5pm Monday to Friday and public holidays.	\$627

NON-STANDARD POST-CONSTRUCTION		
Service	Details	Fee
Audit and Compliance* Review for compliance purposes, including audit of as-constructed data and provision of a Connection Certificate.	Minor Works*	\$709
	Major Works*	\$840
Document Reprint/Reprocess* Reprint or resending of documents e.g. easements.		\$199
Easement Creation and Surrender* Easement creation. Includes technical review and preparation of legal documentation, per easement.		\$1,708
Engineering Compliance Advice* Hourly rate for specialist compliance advice for minor works, major works and complex assets i.e. treatment, storage and pump facilities, over 300 mm diameter network. Service only available after issue of a Water Approval Decision Notice (hourly rate).		\$228/hr
Uncompleted Works Bond Processing of a security bond, for incomplete construction works, subject to approval. In the instance that a field inspection is required to validate the uncompleted works proposal, an additional inspection fee will apply. Refer to online guideline for minimum value.		\$1,595

Other Services

OTHER SERVICES		
Service	Details	Fee
Administrative Services* Non-technical administrative changes to an active application to reflect time cost effort e.g. non-refundable fee for change of mind, change to contact details.		\$88
Agreements (including Infrastructure, Commercial, Tankering):		
Agreement Management Meetings/Advice* Hourly rate for specialist advice & management for Water Infrastructure Agreements, Commercial Agreements & Tankering Agreements.		\$228/hr
Short-form Agreement Agreement service for new proposals, payment plans, Infrastructure Charge Notice amendment, agreement variations & contribution deeds.		POA
Major Agreement Service for establishing obligations & entitlements for delivery of trunk infrastructure or commercial terms (including legal fees).		POA
Tankering Agreement Service for review & conditioning of wastewater management plans (SAN3) + agreement establishment + risk mitigation (uncompleted works bond fee & related financial security bonds).		POA
Conversion Application Review of a Water Approval to determine whether conditioned infrastructure is trunk or non-trunk.		\$2008
Extension of Currency Period A one-time only assessment of an extension request for a yet to expire Water Approval. Extension considered in accordance with the Water Netserv Plan criteria and for the same period granted in the original approval.		\$870
Infrastructure Charge Calculation Request for itemised breakdown of infrastructure charges where not already included at original application assessment or to make payment.	Drinking water Wastewater	\$167
Infrastructure Offset Determination Assessment and decision to determine the value of trunk infrastructure to be offset against infrastructure charges in accordance with the Water Netserv Plan.		\$1,090
Internal Review Statutory review of a Water Approval decision.		\$2008
Network Analysis* Modelling for sites outside of Urban Utilities' Connection Area.		POA

OTHER SERVICES	
Service	Fee
Recalculation of Land Cost Service following an updated property valuation to determine establishment costs for trunk infrastructure.	\$2,180
Recalculation of Work Cost – Adjustment Adjustment based on actual trunk infrastructure costs after completion of work.	\$2,065
Recalculation of Work Cost – Dispute Process Independent settlement of cost dispute arising from trunk works after issue of market or adjustment notices.	\$2,238
Recalculation of Work Cost – Market Service prior to construction to determine establishment costs for trunk infrastructure based on market tender review.	\$2,180
Statutory Charge Registration* Queensland title office service and related administration for registering a debt to a property title.	\$303.35
Statutory Charge Release* Queensland title office service and related administration for releasing a debt from a property title.	\$303.35

Water Meters

LARGE WATER METER ASSEMBLIES			
Service	Code	Details	Fee
Water meter assembly and delivery	<i>DOMESTIC ONLY</i>		
	D1	50 mm Domestic Water Service*	\$5,294
	D2	100 mm Domestic Water Service with 80 mm meter (mech)*	\$7,212
	D3	100 mm Domestic Water Service*	\$8,063
	D4	150 mm Domestic Water Service*	\$15,248
	D5	200 mm Domestic Water Service*	POA
	<i>COMBINED FIRE AND DOMESTIC ASSEMBLIES (metered separately)</i>		
	C1	100 mm Ultrasonic Fire and Domestic with 32 mm Meter*	\$9,323
	C2	100 mm Ultrasonic Fire and Domestic with 50 mm Meter*	\$11,816
	C3	100 mm Ultrasonic Fire and Domestic with 80 mm Meter*	\$15,340
	C4	100 mm Ultrasonic Fire and Domestic with 100 mm Meter*	\$15,276
	C5	150 mm Ultrasonic Fire and Domestic with 32 mm Meter*	\$11,619
	C6	150 mm Ultrasonic Fire and Domestic with 50 mm Meter*	\$14,199
	C7	150 mm Ultrasonic Fire and Domestic with 80 mm Meter*	\$17,456
	C8	150 mm Ultrasonic Fire and Domestic with 100 mm Meter*	\$17,825
	C15	150 mm Ultrasonic Fire and Domestic with 150 mm Meter*	POA
	C9	150 mm Ultrasonic Fire and Domestic with 200 mm Meter*	POA
	C10	200 mm Ultrasonic Fire and Domestic Service with 32 mm Meter*	POA
	C11	200 mm Ultrasonic Fire and Domestic Service with 50 mm Meter*	POA
	C12	200 mm Ultrasonic Fire and Domestic Service with 80 mm Meter*	POA
	C13	200 mm Ultrasonic Fire and Domestic Service with 100 mm Meter*	POA
	C16	200 mm Ultrasonic Fire and Domestic Service with 150 mm Meter*	POA
	C14	200 mm Ultrasonic Fire and Domestic Service with 200 mm Meter*	POA
	<i>FIRE ONLY</i>		
	F1	50 mm Fire and Domestic Service Combined*	\$5,463
	F2	100 mm Fire and Domestic Service Combined (W80 mm Service)*	POA
	F3	100 mm Ultrasonic Fire and Domestic Service Combined*	\$6,971
	F4	150 mm Ultrasonic Fire and Domestic Service Combined*	\$9,425
F5	200mm Ultrasonic Fire and Domestic Service Combined*	POA	