

Developer Customer Price List 2024-2025

Effective 1 October 2024

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.

Service and product prices have been established according to actual cost calculated on the basis of the following pricing principles in aggregate: direct supplier invoice cost, direct internal cost, including labour, material and transport, and a fair contribution to overhead. Please always refer to the latest version of the Developer Customer Price List available at www.urbanutilities.com.au/development.

Note: Urban Utilities does not undertake plumbing so private sourcing is required.

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PRE-APPLICATION LODGEMENT SERVICES

Service	Total Fee
<p>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.</p>	\$ 189*
<p>Engineering Search - Complex Urban Utilities information search service for complex assets i.e. treatment, storage or pump facilities, over 300mm diameter network. Includes map and/or known infrastructure report and provision of as-constructed drawings. Excludes water meter location.</p>	\$ 554*
<p>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).</p>	\$ 554
<p>Flow and Pressure Advice Hydraulic modelling of water supply network to support private fire system design.</p>	\$ 554*
<p>Letter of Evidence (LOE) Review and confirmation that a Water Approval is not required.</p>	\$ 554
<p>Services Advice Notice (SAN) Base (1 to 10 lots^ or equivalent units, trade waste single waste stream, non-residential development less than 1000 m² GFA) Non-legally binding pre-lodgement advice. Includes general network analysis. Where trade waste applies, discharge and network capacity analysis undertaken. No meeting.</p>	\$ 554*
<p>SAN1 (11 to 50 lots^ or equivalent units) Includes SAN Base, flow and pressure advice, and 2 x 30min meetings.</p>	\$ 1,800*
<p>SAN2 (Over 50 and up to 100 lots^ or equivalent units) Includes SAN Base, flow and pressure advice, and 2 x 30 min meetings.</p>	\$ 2,547*
<p>SAN3 (Greater than 100 lots^, trade waste with multiple waste streams, non-residential development for over 1000 m² GFA) Hourly rate additional to SAN Base. Includes network analysis, flow and pressure advice, 2 x 30 min meetings, and analysis of proposed discharge and network capacity where trade waste applies.</p>	\$ 235*

STANDARD CONNECTION APPLICATIONS

(All works involving non-drinking (recycled) water must be managed as a Non-standard Connection application)

For **Standard Connection Applications**, fees are due at the following times:

- **Pre-Assessment:** Standard Connection Assessment is payable prior to the application being assessed.
- **Pre-Construction:** After assessment is complete, the total cost of all fees and charges will be provided and must be received before construction commences.

These fees and charges will include:

- Standard Connection Certification **or** Standard Connection Construction, and
- Infrastructure charges (if applicable).

Urban Utilities reserves the right to provide customers with a partial refund only, of service fees associated with their application. This right will be exercised at Urban Utilities’ sole discretion. In determining whether to refund any service fees, Urban Utilities will consider factors such as if work has commenced, whether the work or the connection is unable to be completed, the costs incurred by Urban Utilities and the amount of work performed (such as where separately priced service items are involved). Inability to complete may be due to site constraints including, but not limited to: physical obstructions, environmental constraints, site or ground conditions, safety risks, legislative or regulatory restrictions including protected vegetation.

STANDARD CONNECTION ASSESSMENT

Standard Connection Assessment - Drinking Water and Wastewater only Technical assessment and Decision Notice issued per drinking water and wastewater service and per connection, disconnection and alteration.	\$ 266
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STANDARD CONNECTION WORKS REQUEST

Standard Connection Works Request Processing, Construction and Certification Applies per Works Request and service i.e. drinking and wastewater.	\$ 266*
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STANDARD CONNECTION CERTIFICATION

Standard Connection Certification - Drinking Water and Wastewater only Construction and post construction assurance, issue of Connection Certificate and production of as-constructed drawings. Applies after assessment/before construction, per drinking water and wastewater service and per connection, disconnection and alteration.	\$ 120
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STANDARD CONNECTION CONSTRUCTION**Construction works to connect to Urban Utilities drinking water network**

Base Works - Drinking Water Connection and 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.	\$ 3,430
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Additional Works - Drinking Water Connection - Road Crossing Additional to Base Works - Drinking Water Connection and Certification where the drinking water connection is on the opposite side of the road to the site.	\$ 3,828
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Additional Works - Drinking Water Connection - Half Road Crossing Additional to Base Works - Drinking Water Connection and Certification where the drinking water connection is in the roadway no further than the road mid-point.	\$ 2,021
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Construction works to disconnect from or alter connection to Urban Utilities drinking water network

Base Works – Drinking Water Disconnection and 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.	\$ 2,136
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Additional Works - Drinking Water Disconnection - Street Additional to Base Works - Drinking Water Disconnection and Certification where water disconnection is in the footway/verge/road immediately adjacent to site.	\$ 3,169
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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
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Construction works to connect to Urban Utilities wastewater network

Base Works - Wastewater Connection and Certification Applies where 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.	\$ 2,920
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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
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Additional Works – Wastewater Alteration (Re-use) - Street Additional to Base Works – Wastewater Alteration (Re-use) and Certification where the wastewater connection is in the footway/verge on the same side of the road as the site.	\$ 3,060
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Construction works to disconnect from or alter connection to Urban Utilities wastewater network

Base Works – Wastewater Disconnection and 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.	\$ 1,867
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Additional Works - Wastewater Disconnection - Street Additional to the Base Works – Wastewater Disconnection and Certification where the connection is in the footway/verge/road immediately adjacent to the site.	\$ 3,158
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Base Works - Wastewater Alteration (Re-use) and 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
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Additional Works - Wastewater Extra Length p/m Additional to Base Works - Wastewater Connection or Alteration (Re-use) and Certification. Fee applies per metre for service extension (minimum cumulative length 3 metres and up to maximum 10 metres).	\$ 138
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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
Rock Breaking	POA
Vacuum Excavation Base Rate - 3 hour block with minimum 3 hour service. Hourly rate additional to Vacuum Excavation Base Rate.	\$ 1,441 \$ 250
Water Meter Relocation - up to 3 metres 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.	POA
Water Meter Relocation - over 3 meters 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.	POA
Water Meter-only Installation/Disconnection - 20mm Installation within an existing meter box only. Disconnection for demolition only.	POA
Water Meter-only Installation/Disconnection - 25mm Installation within an existing meter box only. Disconnection for demolition only.	POA

NON-STANDARD CONNECTION APPLICATIONS

NON-STANDARD CONNECTION ASSESSMENT

<p>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.</p>	\$ 738
<p>Fast Track Application 1 to 10 lots^ only - excludes non-drinking (recycled) water 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. Fee applies per water and wastewater service.</p>	\$ 3,062
<p>Non-standard Connection – Base Application - Drinking Water - Wastewater - Non-drinking (recycled) water Technical assessment of a Non-standard Connection application. Includes issue of Decision Notice and Infrastructure Charges Notice. Applies per service (e.g. drinking water, wastewater and non-drinking (recycled) water) and per connection type (e.g. connection, disconnection, alteration).</p>	
1 to 10 lots^/equivalent units	\$ 911
11 to 50 lots^/equivalent units	\$ 1,651
Over 50 lots^/equivalent units	\$ 2,391
NON-STANDARD CONNECTION DESIGN	
<p>Design Advice Provided after application lodgement for issues not specified in relevant codes (per hour).</p>	\$ 235*
<p>Design Approval - Major Works - Drinking Water - Wastewater - Non-drinking (recycled) water Technical design assessment of a Non-standard Connection Major Works application. Applies per service.</p>	
1 to 10 lots^/equivalent units	\$ 2,699
11 to 50 lots^/equivalent units	\$ 2,922
Over 50 lots^/equivalent units	\$ 3,237
<p>Design Approval – Complex Asset Technical design assessment of Complex Assets for Non-standard Connection applications i.e. treatment, storage or pump facilities, over 300mm diameter network. Applies in addition to Design Approval Major works only fees (per hour).</p>	\$ 235
<p>Design Variation - Minor Works Review of proposed option to address unavoidable code non-conformance.</p>	\$ 533
<p>Re-check Amended Plans Applies per plan page, drawing, technical report or other document.</p>	\$ 533

NON-STANDARD CONNECTION CONSTRUCTION	
<p>Flow Control Plan - Complex - Wastewater only</p> <p>Additional to a Network Access Permit. Involves assessment, analysis, processing and 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, bypass, rezoning, tankering, trunk works, GIS status, identification of complex asset impacts i.e. treatment, storage/pump facilities, over 300mm diameter network. Applies per isolation. Flow control plans to be executed by approved Urban Utilities valve operator only.</p>	POA
<p>Isolation (Shut) Plan - Complex - Drinking Water only</p> <p>Additional to a Network Access Permit. Involves assessment, analysis, processing and creation of an isolation 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 225mm diameter network. Applies per isolation. All isolation (shuts) to be executed by approved Urban Utilities valve operator only.</p>	POA
<p>Isolation (Shut) Plan - Simple - Drinking Water only</p> <p>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 only with no network rezoning and no trunk network. Applies per isolation. Isolation/shut plans to be executed by an approved Urban Utilities valve operator only.</p>	\$ 165
<p>Network Access Permit (NAP) - Drinking Water - Wastewater - Non-drinking (recycled) water</p> <p>Process and issue of a Network Access Permit to enable network access for construction. Applies per isolation and service. A network isolation (shut) plan or flow control plan is charged separately.</p>	\$ 77
<p>Sewage Pumping Station Environmental Licence</p> <p>State Government Licence and review required for new pumping stations (3 hours).</p>	\$ 588
<p>Temporary Construction Water Service (including construction water meter)</p> <p>Installation of a temporary small bore water service for use during construction. Includes removal of the service on completion of construction.</p>	POA
<p>Works Inspection - Complex Asset</p> <p>Applies for each site inspection involving complex assets i.e. treatment, storage or pump facilities, over 300mm diameter network. Includes report for compliance purposes.</p>	\$ 648
<p>Re-Inspection/additional after hours inspection - Complex Asset</p> <p>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-Friday and public holidays.</p>	\$ 976
<p>Works Inspection – Reticulation</p> <p>Applies for each site inspection. Includes report for reticulation compliance purposes (less than 300mm diameter network).</p>	\$ 433
<p>Re-Inspection/additional inspection/after hours inspection - Reticulation</p> <p>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 - Friday and public holidays.</p>	\$ 648

NON-STANDARD CONNECTION POST-CONSTRUCTION	
Audit and Compliance - Minor Works Review for compliance purposes, including audit of as-constructed data and provision of a Connection Certificate. Applies per service.	\$ 733*
Audit and Compliance - Major Works Review for compliance purposes, including audit of as-constructed data and provision of a Connection Certificate. Applies per service.	\$ 868*
<i>Document Reprint/Reprocess</i> Reprint or resending of documents e.g. easements.	\$ 204*
<i>Easement Creation and Surrender</i> The technical review and preparation of legal documentation, per easement.	\$ 1,766*
<i>Engineering Compliance Advice</i> Hourly rate for specialist compliance advice for minor works, major works and complex assets i.e. treatment, storage and pump facilities, over 300mm diameter network. Service only available after issue of a Water Approval Decision Notice (hourly rate).	\$ 235*
<i>Rectification Works</i> Invoiced works for emergency repair works charged to the developer.	POA
<i>Uncompleted Works Bond Processing Fee</i> Processing of financial 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.	\$ 1,649

AGREEMENTS AND INFRASTRUCTURE CHARGE MATTERS

AGREEMENTS

Agreement Management Meetings/Advice Hourly rate for specialist advice and management for Water Infrastructure Agreements, Commercial Agreements and Tankering Agreements.	\$ 235*
Short-form Agreement Agreement service for new proposals, payment plans, Infrastructure Charge Notice amendment, agreement variations and contribution deeds.	POA
Major Agreement Service for establishing obligations and entitlements for delivery of trunk infrastructure or commercial terms (including legal fees).	POA
Tankering Agreement Service for review and conditioning of wastewater management plans (SAN3) + agreement establishment + risk mitigation (uncompleted works bond fee and related financial security bonds).	POA

INFRASTRUCTURE CHARGE MATTERS

Infrastructure Charge Calculation Request for itemised breakdown of infrastructure charges where not already included at original application assessment or to make payment. Applies per service.	\$ 172
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.	\$ 1,127
Recalculation of Land Cost Service following an updated property valuation to determine establishment costs for trunk infrastructure.	\$ 2,254
Recalculation of Work Cost – Adjustment Adjustment based on actual trunk infrastructure costs after completion of work.	\$ 2,135
Recalculation of Work Cost – Dispute Process Independent settlement of cost dispute arising from trunk works after issue of market or adjustment notices.	\$ 2,314
Recalculation of Work Cost – Market Service prior to construction to determine establishment costs for trunk infrastructure based on market tender review.	\$ 2,254
Statutory Charge Registration Queensland title office service and related administration for registering a debt to a property title.	\$ 310*
Statutory Charge Release Queensland title office service and related administration for releasing a debt from a property title.	\$ 310*

OTHER SERVICES	
<i>Administrative Services</i> Non-technical administrative changes to an active application to reflect time cost effort e.g. nonrefundable fee for change of mind, change to contact details etc.	\$ 90*
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.	\$ 702
Build Over Asset - Amendment Request Supplementary to Build Over Asset Referral. Includes revisit of original Referral Application technical review.	\$ 526
Construction Over Asset Referral Similar to a Build Over Asset referral but for earthwork and infrastructure involving no building.	\$ 702
Construction Over Asset - Amendment Request Supplementary to Construction Over Asset Referral. Includes revisit of original Referral Application technical review.	\$ 526
Conversion Application Review of a Water Approval to determine whether conditioned infrastructure is trunk or non-trunk.	\$ 2,076
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.	\$ 899
Internal Review Statutory review of an original Water Approval decision.	\$ 2,076
<i>Network Analysis</i> Modelling for sites outside the Urban Utilities' Connection Area.	POA

WATER METERS - LARGE WATER METER ASSEMBLIES AND RESTOCKING

Water Meter Restocking (Large Meters)

Retained on return of an incorrectly ordered large meter delivered to a customer and includes redelivery, processing, meter reinspection and testing.

\$ 574

DOMESTIC ONLY

D1 50 mm Domestic Water Service	\$ 5,423*
D2 100 mm Domestic Water Service with 80 mm meter (mech)	\$ 7,848*
D3 100 mm Domestic Water Service	\$ 8,787*
D4 150 mm Domestic Water Service	\$ 16,185*
D5 200 mm Domestic Water Service	POA

COMBINED FIRE AND DOMESTIC ASSEMBLIES (METERED SEPARATELY)

C1 100 mm Ultrasonic Fire and Domestic with 32 mm Meter	\$ 10,850*
C2 100 mm Ultrasonic Fire and Domestic with 50 mm Meter	\$ 13,476*
C3 100 mm Ultrasonic Fire and Domestic with 80 mm Meter	\$ 16,500*
C4 100 mm Ultrasonic Fire and Domestic with 100 mm Meter	\$ 16,665*
C5 150 mm Ultrasonic Fire and Domestic with 32 mm Meter	\$ 13,669*
C6 150 mm Ultrasonic Fire and Domestic with 50 mm Meter	\$ 16,294*
C7 150 mm Ultrasonic Fire and Domestic with 80 mm Meter	\$ 19,195*
C8 150 mm Ultrasonic Fire and Domestic with 100 mm Meter	\$ 19,470*
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

FIRE ONLY

F1 50 mm Fire and Domestic Service Combined	\$ 5,978*
F2 100 mm Fire and Domestic Service Combined (W80 mm Service)	POA
F3 100 mm Ultrasonic Fire and Domestic Service Combined	\$ 7,285*
F4 150 mm Ultrasonic Fire and Domestic Service Combined	\$ 9,823*
F5 200mm Ultrasonic Fire and Domestic Service Combined	POA