

COUNCIL & AUTHORITIES FEES

WATER AUTHORITY

- Standard application
- Plan approval
- Site inspections

ELECTRICAL AUTHORITY

- Standard application
- Site establishment fee

GAS AUTHORITY

- Standard application
- Single lot connection (max 6m setback)

TELEPHONE

- Service conduit with draw wire (avoids yard damage by Telstra)

STATUTORY REQUIREMENTS

- Long service leave levy payments
- Home owner warranty insurance

WORKCOVER REQUIREMENTS

- Temporary fencing to secure building site
- Two storey scaffolding

COUNCIL REQUIREMENTS

- Standard application fees (including development application and construction certificate)
- All weather access material to driveway entry
- Silt fence (maximum 20 lineal metres)
- Trade waste enclosure
- Waste management plan
- Statement of environmental effects
- Site analysis plan
- Mine Subsidence Board approval if required (does not allow for any special requirements)

BASIX COMPLIANCE

GENERAL

- Basix certificate
- Nathers assessment (if required)
- Wall and ceiling insulation
- Draft seals and weather strips to external door
- 3 star rated water saving tap ware
- 4 star rated water saving toilet suites

CLOTHES LINE

- External fold a line

RECYCLED WATER CONNECTION WHERE AVAILABLE (OR) ABOVE GROUND WATER TANK

- 3000 litre water tank and system inc: diversion kit, filter system and backflow prevention (water conservation initiative)
- Reinforced concrete base as support (stability for water tank)
- Overflow from water tank to either the street or easement
- Charged stormwater system using 90mm PVC diameter, round downpipes as required
- Rainwater tags
- Plumbing from tank to services: wc's, laundry and one external tap
- Installation with plumbing and electrical connections as required
- Certification from plumber

SITE COSTS

SITE PREPARATION

- Soil and wind speed test
- Surveying (slab peg out)
- Site sign
- Temporary site WC and shed
- Fixed cost wind classification up to N2

PIERING

- Fixed cost for up to 70 lineal metres of cast in-situ concrete piers
- Engineer inspection and certification
- Concrete pump (if required)

WATER SERVICE

- 20 mm short water service (maximum 6 lineal metres)
- Standard drilling

ELECTRICAL SERVICE

- Underground 3 phase service (maximum 6 metre setback)
Note: The 3 phase metre to meter box is not included
- Standard connection fee
- Certificate from electrician provided

EXCAVATION

- Cut and fill up to 1 metre fall across the building platform

SLAB

- Fixed cost for up to M class classification
- 2 brick course step down to garage (subject to fall and driveway gradient)
- 1 course step down to porch and alfresco (subject to engineer design)

DRAINAGE

- Fixed cost up to 40 metres of 100mm sewer line
- Fixed cost up to 60 metres of 90mm stormwater line
- 3 surface water inlet drains to drain stormwater