

General

- All sanitary plumbing, sanitary drainage or water plumbing work must comply with the Queensland Plumbing and Drainage Act 2002, Standard Plumbing and Drainage Regulation 2003 (SPDR), the ABCB National Construction Code Series – Volume Three – Plumbing Code of Australia, the National Plumbing and Drainage Code – AS/NZ 3500, AS/NZS 1547.2012 - On-site Domestic Waste Water Management and the Queensland Plumbing and Waste Water Code.
- To perform plumbing and drainage work a person must be licensed by the Queensland Building and Construction Commission (QBCC). Phone 139 333 or go to QBCC website for a licence search.
- Compliance assessable sanitary plumbing, sanitary drainage work or water plumbing work (other than form 4 notifiable work under section 6C of the SPDR or minor work) must not be commenced without a local government approval.
- An application for approval of 'compliance assessable work' is to be made to the local government on the prescribed plumbing and drainage Form 1.
- In a non-sewered area, a private certifier must not approve the building work until the plumbing and drainage approvals are issued by the local government.
- Applications and enquiries for sewerage jump-up connections and water meters involving sewer and water mains are to be made to Queensland Urban Utilities.
 - General enquiries: 13 26 57 (Monday to Friday, 7am to 7pm).
 - Faults and emergencies: 13 23 64 (24hours a day, 7 days a week).
 - www.urbanutilities.com.au

Fees (Fees current to 30/6/2019)

- **On-site facility (septic, HSTP and composting)**
 - Approval and inspections (whole region) \$730
 - Alterations design assessment \$255
 - Minor alterations per inspection \$157
- **Sewered Areas**
 - House drain approval and inspections \$688
 - Alterations design assessment (including connection to sewer) \$255
 - Minor alterations per inspection (two inspections for connection to sewer) \$157
- **Water Plumbing**
 - Household plumbing (approval and inspections) \$358
 - Minor alterations per inspection \$157
- **Form 19**
 - Development information requests are required to be made on Form 19. \$255

Design

- Somerset Regional Council does not offer a design service.
- Design of proposed works is to be presented for approval by Council.
- An accredited on-site sewerage designer should undertake the designing of the system in non-sewered areas.
- Submissions should include details of the name, address, telephone number and licence details.
- All on-site treatment facilities in use must be approved by the department.

- Owners and designers should take into account the requirements of the planning scheme.
 - The Catchment Management Overlay seeks to protect and enhance the environmental values (for potable water storage and supply purposes) and valuable features of the Brisbane River and its tributaries.
 - The assessment report of any proposal must include references to the location of the site in respect to the catchment management overlay mapping including the identification of the sub-catchment, the identification of stream hierarchy, declared catchment areas and Somerset Dam water supply protection buffer.

- Dam catchment areas surrounding Wivenhoe, Somerset and Atkinson Dams. These applications must be referred to Seqwater for consideration.
 - For Wivenhoe and Somerset Dams, any application will be assessed against the development guidelines for water quality management published by Seqwater.
 - Please send the onsite sewerage design to Seqwater, PO Box 15236, City East Qld 4002 for Seqwater approval before submitting the design to Council with Seqwater's letter of approval.

- To perform the design properly, the following points may need to be addressed and presented, but not limited to:
 - Any site-specific design criteria e.g. dam catchment area, subdivision conditions etc.
 - Site investigations e.g. contour percolation tests etc.
 - Calculations for design.
 - Sanitary plumbing and drainage (fully labelled diagrams).
 - Treatment facilities specification.
 - Effluent disposal system and disposal area, including landscaping etc.
 - Stormwater - roof/down pipe/discharge calculations and diagrams.
 - Water storage facilities including heads/drains/mosquito-proofing details.
 - Details of supply from tanks or reticulated supply including switching details.
 - Ongoing service requirements to any installations.

Site Information

- Information about specific sites. Requests about the services available on specific sites can be made by phone or email. The seeking of correct services information is vital to the correct applications and fees being made and paid.

- Water and sewerage infrastructure; enquiries about water meters, sewer main connection points and requirements where buildings are impacting on sewers please phone Queensland Urban Utilities 13 26 57 or www.urbanutilities.com.au.

- A Material Change of Use (MCU) application for building works under the planning scheme may be required prior to the approval of plumbing and drainage works.
 - Planning scheme overlays may affect the land where a house is proposed and therefore may change the level of assessment and therefore trigger a planning application. Each proposal requires individual assessment and therefore no general statements will be provided here.
- A Building Works application against the Planning Scheme (BWAPS) application may be required prior to the approval of plumbing and drainage works in the following circumstances:
 - Plumbing and drainage in sheds on vacant lots.
 - Planning scheme overlays may affect the land where development is proposed and therefore may change the level of assessment and therefore trigger a planning application. Each proposal requires individual assessment and therefore no general statements will be provided here.
- Building encroaching Council's stormwater systems.
 - Building works must comply with the QDC Part MP 1.4 – Excavation and piling for building works encroaching Council's stormwater system. This is to be assessed by the building certifier at assessment stage and during construction. Contact Council's operations department for further information.
- Special development conditions associated with past subdivisions can still impact upon the development approvals issued. (For example, some estates must have aerobic on-site sewerage treatment systems.)
- Watts Bridge Memorial Airfield has a management plan being implemented by the Watts Bridge Memorial Airfield Association, which has a sub-lease arrangement. You should ensure the association have been consulted in the assessment of development applications for this site. Watts Bridge Memorial Airfield has a combined on-site sewer system to which all new developments must connect. There is no reticulated water on site therefore each development must provide its own water tanks.
- When are water tanks required?
 - Outside a declared water area, each new residential, commercial and industrial development must have rainwater tank(s) with a minimum storage capacity of 45,000 litres.
 - A rural development connected to a potable bore water supply may reduce the volume of the rain water tank to a 13,500 litre (3,000 gallon) tank.
 - Inside a declared water area it is the owner's choice to install rainwater tanks to new or existing homes, as Somerset Regional Council has not opted-in to mandate the use of QDC Part 4.2.
- Backflow Prevention
 - It is important that the technical requirement of backflow prevention to the reticulated supply be part of the plumbing arrangements. This is to prevent the return of any water from the private property to the water reticulation system. This is achieved by installation of backflow devices on the reticulated supply line or by an air break between the reticulated supply and the tank on the property which is being maintained at a required level.
- Maintenance and water quality
 - All openings in the tanks shall be adequately mosquito-proof using approved type screening.
 - Where roof water down pipes do not empty directly into the tank, the roof water shall discharge to a rain head.
 - The down pipe shall then be fitted both ends with mosquito proofing and the pipe shall be fitted with a drain valve at its lowest point.

- Further, it is important that water tanks and the associated infrastructure i.e. pressure pump, gutters, downpipes, first flush systems, charged pipe work, strainers, mosquito screen etc be maintained to ensure they continue to operate as designed and that the water quality is maintained.

Certificates

- A commissioning certificate is required from the supplier/manufacturer of the HSTP.
- A 'Form 7 – Notification of responsible person' is to be submitted to Council by the installer of any plumbing and drainage that is compliance assessable work as defined in the Plumbing and Drainage Act 2003.
- A Form 4 - notifiable work is to be submitted to the Queensland Building and Construction Commission (QBCC) by the installer of any plumbing and drainage that is notifiable work as defined in the Plumbing and Drainage Act 2003.
- Somerset Regional Council will issue a plumbing final (compliance certificate) upon satisfactory inspection of the plumbing and drainage works.
- Council requests that private certifiers do not issue their building final certificates on the building works until they are sure that appropriate plumbing and drainage final inspection has been done and a compliance certificate issued, or the form 4 for notifiable work to the Plumbing Industry Council has been completed.

Inspections

- Booked with 24 hours notice.
- Please phone Somerset Regional Council, when calling ask for the plumbing department (07) 5424 4000.
- Please note: Failure to advise of postponed or cancelled inspections will incur a reinspection fee.
- Technical enquiries will be responded to by the plumbing inspectors, when they are available, but should be left with the plumbing administration in the first instance

Disclaimer

The information contained in this handout has been prepared with due care. This handout is offered only for the purpose of providing useful information to assist those interested in lodging a building application. Whilst every effort has been made to ensure that this handout is in accordance with the current regulations, it is not included as an exhaustive statement of all relevant data, and no responsibility is accepted for errors in, or omissions from this handout.

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