

Plumbing and Drainage

General

- All sanitary plumbing, sanitary drainage or water plumbing work must comply with the *Plumbing and Drainage Act 2018*, *Plumbing and Drainage Regulation 2019*, the National Construction Code Series – Volume Three – Plumbing Code of Australia, AS/NZ 3500-2021, AS/NZS 1547-2012 and the Queensland Plumbing and Wastewater Code.
- To perform plumbing and drainage work a person must be licensed by the Queensland Building and Construction Commission (QBCC). Phone 13 93 33 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 6(3) the Act 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 Urban Utilities.
 - General enquiries: 13 26 57 (Monday to Friday, 7am to 7pm).
 - Faults and emergencies: 13 23 64 (24 hours a day, 7 days a week).
 - www.urbanutilities.com.au

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.
- 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.

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Site Information

- 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 being made and payment of correct fees.
- Water and sewerage infrastructure; enquiries about water meters, sewer main connection points and requirements where buildings are impacting on sewers, please phone Urban Utilities 13 26 57 or www.urbanutilities.com.au
- Special development conditions associated with past subdivisions can still impact upon the approvals issued for plumbing and drainage. Check with the plumbing inspectors, e.g., 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.
- 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.

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 2018*.
- 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 2018*.
- 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 (07) 5424 4000, when calling ask for the plumbing department.
- 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.

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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.

Persons making decisions with financial or legal implications must not rely upon this handout for the purpose of determining whether any particular facts or circumstances exist, and the Somerset Regional Council (and its officers and agents) expressly disclaim responsibility for any loss or damage suffered as a result of placing legal reliance upon this information.