

Plumbing



1 July 2022

REGIONAL COUNCIL

APPLICATION CHECKLIST

The following items are required to be submitted at the time of lodgement of an application.

1. Payment in full of applicable fees
2. Completed Form 1 (ALL sections including email addresses for applicant and owner)
3. Site Plan (drawn to scale)
4. Floor Plan with fixture location (drawn to scale)
5. Elevation Plans (drawn to scale)
6. Class 2-9 structures require hydraulic water and sanitary drainage plans provided from a suitably qualified person.
7. A soil test report (H, E & P sites require sanitary drainage articulation from a suitably qualified person)

Areas not supplied with sewer require an On-site Waste Water Design prepared by a suitably qualified person.

COMMERCIAL APPLICATIONS

Hydraulic design drawings may be required to be designed by either an RPEQ or QBCC suitably qualified persons (application fees may require a quote). Applications that don't meet the minimum requirements will be deemed incomplete & may be returned to the applicant.

PLUMBING FORMS – available at

<https://www.business.qld.gov.au/industries/building-property-development/building-construction/plumbing-drainage/forms-templates>

Form 1 – Permit work application for plumbing, drainage and on-site sewerage work - this is a mandatory form prescribed under the Plumbing and Drainage Act and must be completed for all compliance assessable work applications. This form must be lodged at the time of application along with the appropriate plans & fees.

Form 7 – Notification of responsible person (plumber and/or drainer to complete) is a mandatory form prescribed under the Plumbing and Drainage Act and must be completed by all plumbers and drainers responsible for the work. The form 7 must be submitted to the Council prior to booking inspections.

Work to be done by a licensed person

Please note: all plumbing, drainage and on-site sewerage work other than the unregulated work must be performed by a licensed plumber and drainer. Penalty infringement notices apply for work performed without the appropriate license.

Unregulated work that does not require a license

- Replacing a shower head or domestic water filter cartridge
- Replacing a jumper valve or washer in a tap
- Repairing or Replacing a drop valve washer, float valve washer or suction cup rubber in a toilet cistern
- Replacing caps to ground level inspection openings on a sanitary drain
- Cleaning or maintaining a ground level grate for a trap on a sanitary drain
- Installing or maintaining an irrigation or lawn watering system downstream from a tap, isolating valve or backflow prevention device on the supply pipe for the watering system
- Repairing or maintaining an irrigation system for the disposal of effluent from a greywater use facility or on-site sewerage facility

All plumbing and drainage work other than those outlined in the unregulated section above must be performed by a licensed plumber/drainer. To check that the plumber is licensed; refer to The Queensland Building and Construction Commission (QBCC) website: <http://www.qbcc.qld.gov.au/>

For the installation/location of a water meter or sewer house connection, contact Queensland Urban Utilities on **132 657**.

Are rain water tanks required in a full pressure reticulated area?

No. Lockyer Valley Regional Council does not have a requirement for Rainwater Tank installations in this shire however, voluntary installations are permissible providing; the voluntary installation complies with all legislation, including QDC 4.2 sections 6-13, and AS/NZS3500.1:2018. Where Rainwater Tanks are used for external irrigation purposes only (i.e. external taps only and not connected to anything else), a plumbing permit is not required. For all other installations, a plumbing permit and licenced plumber is required.

Please note: LVRC recognizes that a very small percentage of properties located in areas deemed by the service provider as full pressure, has insufficient water pressure/flow to meet the requirements of AS/NZS3500.1:2018. This may be due to the location of the dwelling in relation to the water meter or several other factors. Where the water pressure/flow rate is inadequate, a suitable storage facility and pressure pump is to be installed at the owners' expense.

What is a trickle feed/constant flow area and where are they located?

A trickle feed/constant flow area is an area where the service water provider has insufficient flow rates to supply properties directly. Due to the water pressure/flow rate being inadequate, a suitably sized storage facility and pressure pump is to be installed in accordance with all legislation at the owner's expense. For more information please contact QUU. *Please note: During construction of dwellings, the flow rate at the meter is normally sufficient.*

Are rainwater tanks required in a trickle feed/constant flow area?

No, but as outlined above, a suitable and adequate storage facility or tank and pressure pump is to be installed at the owner's expense. The size of the storage tank should be discussed with the plumber. It is recommended a minimum of 5000 Litres and;

- It is recommended that the storage tank is solely for the storage of reticulated drinking water supplied by the water service provider however;
- Roof water may discharge into the same tank as the reticulated supply or a separate tank and utilized throughout the building providing;
- The installation complies with QDC 4.2 sections 6-13 and where applicable; the necessary backflow prevention device/s is installed in accordance with AS/NZS3500.1:2018 and the Queensland Plumbing and Wastewater Code. *Please note: The owner or occupier should make themselves aware of the risks and maintenance associated with rain water.*

What are the rainwater tank requirements in rural areas?

Where water is not available from a water service provider, the following requirements are necessary:

- Under the existing Gatton Planning Scheme, each new dwelling erected must be provided with a minimum water storage capacity of 45,000 Litres.
- Under the existing Laidley Planning Scheme, no specific tank size is nominated, each new dwelling must have an adequate water supply. The minimum water storage capacity of 22,500 Litres is recommended.

Please note: In addition to the above-mentioned drinking water storage, additional requirements may be necessary for firefighting. Please check with your building certifier.

On-site sewerage facilities

Are used for the treatment of domestic sewage on premises in non-sewer areas. This includes treatment plants, grey water treatment facilities, septic's, holding tanks and composting toilets. On-site sewerage facility installations and replacements require a plumbing and drainage permit prior to installation by a licenced plumber/drainer.

There are many types of on-site sewerage facilities

When investigating different types of approved systems (other than septic tanks) it is important to check that the on-site facility has been given a State Government Treatment Plant Approval or its equivalent (i.e. Department of environment and Science). If the facility does not have an approval it cannot be installed in Queensland.

Most treatment plants require compulsory servicing

Every 3 months or as per the Treatment Plant Approval issued by the Department of Energy and Public Works. Owners have a legal responsibility to have their system serviced on time and in full. Any issues identified must be rectified in a timely manner. Servicing must be carried out by qualified persons; the report must be forwarded to the owner and the Council within **10** days from the date of the service.

Grey water in sewer areas

Current legislation enables the use of grey water in sewer areas however, all grey water reuse requires an approval by obtaining a permit.

(**Exclusion:** where an existing home has a legal and compliant plumbing system, you will not require a permit to manually bucket or discharge your washing machine grey water onto your gardens and grass within your property.)

Approved Systems and further information

Onsite sewerage treatment facilities and grey water systems is available for viewing at –

<https://www.business.qld.gov.au/industries/building-property-development/building-construction/plumbing-drainage/on-site-sewerage> - Your treated effluent and/or grey water must not cause and odour or nuisance.

To make an application for a permit: A qualified wastewater designer will be required to assess the type of on-site sewerage facility that best suits the property (Council does not offer this service). A report and design plan, by the designer is required to be submitted, along with any other plans and documents relating to the application.

Council's preferred method of lodgement is via email to:

mailbox@lvrc.qld.gov.au

*Please supply email addresses for
applicant/owner or builder
where possible.*