

Plumbing and Drainage Approval Requirements – Class 1a or 10a Buildings

Do I need Plumbing Approval?

A Permit is generally required to enable the Licensed Plumber and Drainer or Licensed Drainer to commence work.

What documents do I need to submit to Council?

An application is to be lodged with Council and is to include the following forms and information:

- Application Form 1 – Permit work application for plumbing and drainage and on-site sewerage work
- Application Form 7 – Notification of Responsible Person
- One (1) copy of the site plan that includes the following information:
 - location of the proposed and existing buildings/structures; and
 - location of sewer mains, sewer manholes and sewer connection point; and
 - property boundaries and easements; and
 - drainage invert level/s to indicate whether sanitary drains can gravity feed to the connection point for the sewer
- One (1) copy of the building floor plan indicating the location of all plumbing fixtures;
- One (1) plan showing elevations of the proposed building;
- For Sanitary drainage, a plan showing:
 - all proposed fixtures;
 - the proposed design and location of all sanitary drains
 - the location, size and invert levels of each sewerage system connection point;
 - the proposed location and finished surface level of each overflow relief gully;
 - the proposed location of any reflux valves or inspection points
- Payment of the relevant plumbing application fees as per Council's Schedule of Fees & Charges

Additional information for plumbing applications involving Sanitary Drainage

- If the proposed work involves installing a sanitary drainage, the application must also be accompanied by:
 - a) A site classification report, complying with AS 2870-2011, for the premises; and
 - b) If the soil classification for the premises under AS 2870-2011 is H, E or P, a design showing articulation (expansion control) of the sanitary drainage for the premises provided by a structural engineer

Additional documents required for an application for a permit that includes Greywater Use Facility

- A plan showing:

- a. the type, size and location of any greywater treatment plant;
- b. the location and levels of any connection points to the greywater use facility or sanitary drainage;
- c. details of the proposed use of the greywater, and if the use includes a land application area, the proposed layout of the area including minimum setback distances prescribed in the Queensland Plumbing and Wastewater Code (QPWC)

- If the application involves the use of a greywater treatment plant:
 - a. a copy of the treatment plant approval
- If the application involves the use of a land application area:
 - a. a site and soil elevation report for the premises

Additional documents required for an application for a permit that includes an On-Site Sewage Facility

- A plan showing:
 - a. the type, size and location of the on-site sewage treatment plant;
 - b. the location and levels of any connection points to the on-site sewage treatment plant;
 - c. details of the proposed layout of any land application area including minimum setback distances prescribed in the Queensland Plumbing and Wastewater Code (QPWC)
- If the application involves the use of a secondary on-site sewage treatment plant:
 - a. a copy of the treatment plant approval
- A site and soil evaluation report for the premises

Plan Requirements

- All plans are to be:
 - Be legible (a photocopy of plans may not be acceptable); and
 - Be drawn to scale – the scale size noted on the plan e.g. 1:100, 1:200, 1:250; and
 - Be a minimum of A4 size paper for general and A3 size paper for hydraulic plans; and
 - Show fixtures marked clearly by numbers/symbols; and
 - Include a fixtures legend; and
 - Include the name of the plan designer and contact phone number; and
 - Display the owner/s name and site address; and

- Display the registered lot and plan number

Plumbing Application Forms

Application forms are available on the Department's website – [Plumbing and drainage forms and templates | Business Queensland](#)

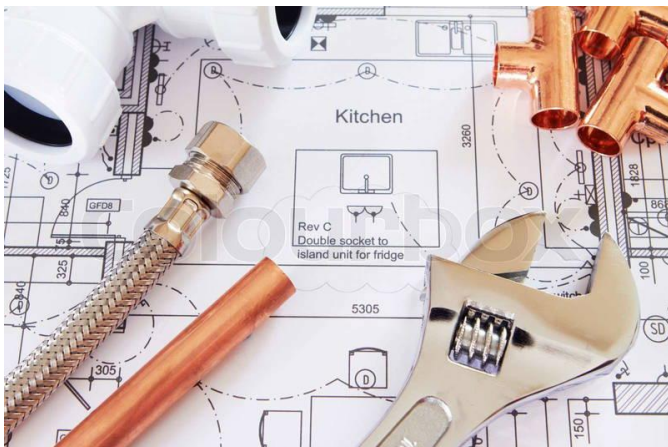
Water Supply

If the subject parcel of land requires a water meter to be installed, an Application for Connection/Disconnection of Water is to be completed and submitted to Council. Relevant application fee applies at the time of lodgement. Note: Form is to be signed by the Registered Property Owner (Owner's Consent).

Once the application is approved, the water meter is generally installed by Council or Council's Contractor within 21 business days.

Additional information for applications involving Water Supply

- A plan showing:
 - a. All proposed fixtures;
 - b. The proposed design and location of all water supply pipes
 - c. The location and size of each connection point to the service providers water supply systems
 - d. The details of any other supply of water on the premises;
 - e. The size and location of any water meters proposed to be installed on the premises;
 - f. The proposed location and type of any testable backflow prevention devices.



Lodgement of a Plumbing Application:

Development Applications can be lodged with Council as follows:

Email:

CharmainA@barc.qld.gov.au OR council@barc.qld.gov.au

In Person: at any Council Administration Office

Mail: PO Box 191, Barcaldine Q 4725

Fees

Fees are payable upon lodgement of an application to Council. Additional fees may be incurred during the assessment / construction phase or completion of the project. Fees are per Council's Schedule of Fees & Charges.

Sewer Main

As per Queensland Development Code, there should be a minimum clearance from the sewer or water line centreline.

Please refer to the Department's website for guidelines -

[gdcmp1.4buildingoverornearrelevantinfrastructurenov2013.pdf](#)

Septic System

For those properties that are in a Septic Tank area only, installation and maintenance is the property owners responsibility.

A standard septic system has two main parts:

- **The septic tank:** A watertight container that holds household wastewater, allowing solids to settle (sludge), oils to rise (scum), and treated water (supernatant) to flow out.
- **The land application area:** Where treated water - called primary effluent - is dispersed, typically using trenches, beds, or a mound system.

Inside the tank, natural microorganisms break down waste. The leftover liquid flows to the land application area via slotted pipes or arches, soaking into soil or being drawn up to plant roots.

All septic systems must follow:

- [Australian Standard 1547: On-site Domestic Wastewater Management](#)
- [Queensland Plumbing and Wastewater Code](#)

Design and installation must be done by licensed professionals, based on a proper site and soil evaluation.

IMPORTANT INFORMATION

Maintenance of a treatment plant or sand filter is mandatory under the Plumbing and Drainage Act 2018.

The property owner must be made aware of the required service intervals by a licensed service agent in accordance with the manufacturers' requirements, and Council's Plumbing Permit conditions.