

Unit: Plumbing Services
Telephone: (07) 5475 7526: Select Option 1
Permit Number: PLQ22/2185
Officer: Brian Dent

11 October 2022

Plumbing Design & Drafting Pty Ltd
PO Box 1269
BUDDINA QLD 4575

Dear Sir/Madam

**NOTICE OF FORM 17 – PERMIT FOR PLUMBING, DRAINAGE AND ON-SITE
SEWERAGE WORK – APPROVAL – 17 SPITFIRE BANKS DR PELICAN WATERS
QLD 4551 – LOT 90 SP 316217 – PLUMBING DESIGN & DRAFTING PTY LTD**

I refer to your application and advise that on 11 October 2022 council decided to amend your existing permit.

Should you have any further queries in relation to this decision, please do not hesitate to contact Brian Dent on the above number.

Yours faithfully



Brian Dent
Plumbing Inspector – Assessment & Compliance
Plumbing Services

Enc: Conditions of permit
Approved Plans and specifications
Information notice

Cc: Rockpool RAC Pelican Waters Pty Ltd
Rockpool Aged Care
47 Amy St
MORAYFIELD QLD 4506

GENERAL NOTES: this form is to be used for the purposes of sections 48(a) and 54(a) of the Plumbing and Drainage Regulation 2019 (PDR)		
1. Description of land <i>The description must identify all land the subject of the application. The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice</i>	17 Spitfire Banks Dr PELICAN WATERS QLD 4551	
	Lot 90 SP 316217	
2. Owners details	Rockpool RAC Pelican Waters Pty Ltd	
	Rockpool Aged Care 47 Amy St MORAYFIELD QLD 4506	
	michael.watson@rockpoolrac.com	
3. Applicant details <i>The applicant need not be the owner of the land</i>	Plumbing Design & Drafting Pty Ltd	
	0431166447	
	mlaverick@pdd.net.au <i>Note: If lodging this application, the applicant is responsible for ensuring the information provided is correct and that they are authorised to manage the application on the owner's behalf</i>	
4. Certification	This form certifies that the relevant local government or public sector entity has made the following decision in relation to the application for a permit as described above. ☐ Applicant refused ☐ Permit approved ☐ Permit approved – with conditions ☐ Permit approved – to amend an existing permit ☒ Permit approved – to extend the term of an existing permit ☐	
	Permit number	PLQ22/2185
	Date of issue	11 October 2022
	Date of expiry	20 September 2024
	Issued by	Sunshine Coast Council
5. Attachments <i>Local government or public sector entity may attach additional documentation to this form</i>	Conditions of permit ☒	
	Approved plans and specifications ☒	
	Details of any alternative/ performance solution ☐	
	Information notice ☒	
	Provide further comments (if applicable)	

SCOPE OF WORK

Aged Care - 929 fixtures

ASSESSED DOCUMENTS/PLANS

The following plans and documents were assessed for compliance with the *Plumbing and Drainage Regulation 2019*.

The Sunshine Coast Council may have included notations on the plans and documents listed below. These notations form part of the permit.

- The hydraulic plans prepared by Plumbing Design & Drafting Pty Ltd.

Drawing Number	Sheet # of 41	Rev. No	Date
22083 – H-1.01	1	A	21.07.2022
22083 – H-1.02	2	A	21.07.2022
22083 – H-1.03	3	A	21.07.2022
22083 – H-2.01	4	C	22.09.2022
22083 – H-2.02	5	C	05.10.2022
22083 – H-2.03	6	B	22.09.2022
22083 – H-2.04	7	A	21.07.2022
22083 – H-2.05	8	C	22.09.2022
22083 – H-2.06	9	C	22.09.2022
22083 – H-2.07	10	C	22.09.2022
22083 – H-2.08	11	C	22.09.2022
22083 – H-2.09	12	B	22.09.2022
22083 – H-2.10	13	B	22.09.2022
22083 – H-2.11	14	A	21.07.2022
22083 – H-2.12	15	A	21.07.2022
22083 – H-3.01	16	C	22.09.2022
22083 – H-3.02	17	C	05.10.2022
22083 – H-3.03	18	C	22.09.2022
22083 – H-3.04	19	A	21.07.2022
22083 – H-3.05	20	A	21.07.2022
22083 – H-3.06	21	A	21.07.2022
22083 – H-3.07	22	B	22.09.2022
22083 – H-3.08	23	B	22.09.2022

22083 – H-3.09	24	B	22.09.2022
22083 – H-3.10	25	B	22.09.2022
22083 – H-3.11	26	B	22.09.2022
22083 – H-3.12	27	B	22.09.2022
22083 – H-3.13	28	B	22.09.2022
22083 – H-3.14	29	B	22.09.2022
22083 – H-4.01	30	C	22.09.2022
22083 – H-4.02	31	B	05.10.2022
22083 – H-4.03	32	C	22.09.2022
22083 – H-5.01	33	C	22.09.2022
22083 – H-5.02	34	B	22.09.2022
22083 – H-5.03	35	A	21.07.2022
22083 – H-5.04	36	B	05.10.2022
22083 – H-6.01	37	B	05.10.2022
22083 – H-6.02	38	A	21.07.2022
22083 – H-6.03	39	A	21.07.2022
22083 – H-7.01	40	B	22.09.2022
22083 – H-8.01	41	B	22.09.2022

CONDITIONS OF APPROVAL

This permit is subject to the following conditions:

1. Inspecting Work under Permits

Each of the following stages of the work requires an inspection.

- (a) for plumbing or drainage laid under a floor slab or in another area where pipes or fittings will be covered — before the floor slab is laid or the pipes or fittings are covered;
- (b) for plumbing or drainage that is laid below ground level and external to a building or other structure—before the backfill is placed;
- (c) for plumbing installed in a building or other structure — before the cladding or lining covering the plumbing is fixed;
- (d) for plumbing installed in a building or other structure that is not covered;
- (e) when all of the work authorised to be carried out under this permit is operational and fit for purpose.

2. **As Constructed plans to be lodged with council**

Plumbing contractors requesting a final inspection must provide council with an as constructed plan that correctly represents the relevant work associated with this permit.

The as constructed plan must be an accurate representation of the sanitary plumbing/drainage installation, drawn to scale and must be of the same standard/format as the approved plans.

The “As Constructed” plans and “Marked up Plans” from site must be provided at the final plumbing inspection in order that the inspector can assess whether the plans are accurate.

Please note: Failure to supply an accurate as constructed plan in the applicable format will result in an action notice being issued to the responsible person. No further inspections of the relevant work will be permitted until the as constructed plan has been received and approved by council.

Reason: The responsible person must give the local government, within a stated period or at a stated stage of the work, an as constructed drawing that correctly represents the relevant work.

3. **Amended plans to be lodged with council**

All major amendments, deletions and additions to the approved plans that are made after the issue of the permit, must be submitted to council in the approved format for reassessment. The amended application must be lodged on the approved Department of Housing and Public Works Form 2, and be accompanied by amended hydraulic drawings, the amended plan fee and any other supporting documentation required in accordance with the requirements of Schedule 6 of the Plumbing and Drainage Regulation 2019.

Reason: It is the responsibility of Sunshine Coast Council to retain and distribute accurate records of permit work.

4. **A Pre Start Meeting (is required prior to booking any inspections)**

A pre start meeting must be arranged with Building and Plumbing Services prior to requesting any plumbing inspections.

The meeting is to be arranged by the responsible person for the relevant work associated with the scope of work for this permit. The purpose of this meeting is to identify all workplace health and safety requirements for the site, car parking required by the inspector, inspection timeframes, inspection booking requirements and other plumbing/drainage requirements outlined on the approved plans, permit and documentation.

The responsible person must lodge a Form 7 with council prior to booking the pre start inspection.

Reason: A pre start meeting provides the opportunity for the responsible person and council to clarify any plumbing/drainage issues prior to the commencement of any relevant work.

5. Approved documents to be on-site

The responsible person must ensure that the permit and approved plans are on-site during a council inspection. The responsible person must mark up on the approved plans the relevant work required to be inspected by the council. These plans will be signed and dated by the inspector after every inspection providing the relevant work is satisfactory. These plans must be kept on-site throughout the duration of the works.

Reason: The responsible person must give an inspector the help the inspector reasonably requires to inspect the work.

6. Flood Prone Land – Installation

Any inlet to the sanitary plumbing and drainage system must be positioned at least 150mm above the defined flood level.

The base of any hot water unit must be installed at least 300mm above the defined flood level.

Where inlets to fixtures, fittings or appliances cannot be installed at a height of 150mm above the defined flood level, they must be connected as follows;

- (a) The discharge of the fittings, fixtures and appliances must be raised by ejector or pump conforming to the requirements of AS/NZS 3500.2:2018 Section 12 to a height at least 150mm above the defined flood level.
- (b) An automatic, flood-controlled device must be installed to ensure that the ejector or pump ceases to operate during periods of flooding.

Reason: Stormwater is detrimental to the microbial activity within a sewerage system and has the potential to disrupt proper treatment and cause other system malfunctions.

7. Development Conditions

The conditions of approval related to plumbing and/or drainage work contained in development approvals (such as material change of use or reconfiguration of a lot) must be complied with.

Reason: Conditions nominated on a permit for plumbing and drainage are to be read in conjunction with other related development approval conditions. Other development approvals may contain additional requirements pertaining to plumbing and drainage matters.

8. Unitywater - Infrastructure Connections

Connections to Unitywater's Infrastructure must be carried out in accordance with *Unitywater's Connections Policy, Decision Notice* and Approved Plans.

The connection to the water and/or sewerage services must be made in accordance with *Unitywater's guidelines*, "Typical Domestic/ Fire Service Detail" and include any backflow prevention containment device/s in accordance with the permit and approved plans.

Reason: It is the responsibility of the Sunshine Coast Council to ensure the proposed connections to the infrastructure and the connections to the services comply with code requirements.

9. Unitywater – Trade Waste

All trade waste drainage, apparatus and associated plumbing is to be installed in accordance with Unitywater's trade waste management plan and trade waste plan assessment letter.

Reason: Liquid trade waste must be discharged according to the requirement and agreement of the authority having jurisdiction and the receiving network utility operator.

10. Backflow Prevention Devices – Testing and Commissioning

Backflow prevention devices are to be tested and commissioned in accordance with AS2845.3 and must be accompanied by a Form 9 (*Report on Inspection and Testing of Backflow Prevention Devices*). The Form 9 must be submitted to Council prior to the final inspection being requested. A copy of the Form 9 must be onsite for the inspector.

Note: The Form 9 should nominate the permit number associated with the relevant work.

Reason: Council must implement and maintain a program for its local government area for the registration, maintenance and testing of testable backflow prevention devices installed in the area.

11. Articulation Design for H, E or P Sites

Sanitary drains laid in soils classified as H, E or P must be installed in accordance with the requirements of the articulation design prepared for the premises. The responsible person must have a copy of the articulation design on site at the agreed time of the sanitary drainage inspection.

Please note: Failure to have a copy of the articulation design prepared for the premises on site for the inspector to view will result in an action notice being issued to the responsible person. Any alterations made to the articulation design by the responsible person may result in an action notice being issued.

Reason: If the soil classification for the premises under AS 2870 – 2011 is H, E or P, a design showing the articulation of the sanitary drainage for the premises is required.

12. Thermostatic Mixing Valve – Testing and Commissioning

Thermostatic mixing valves must be tested and commissioned in accordance with the requirements of AS 4032.3 2004 and must be accompanied by a test and commission report. The test and commission report for the thermostatic mixing valve/s must be submitted to Council prior to the final inspection being requested.

Note: The test report for the thermostatic mixing valve/s should nominate the permit number associated with the relevant work performed as part of the scope of works of the permit.

Reason: Sunshine Coast Council must ensure that the delivered hot water supply to sanitary fixtures complies with the requirements of AS/NZS 3500.4:2018 Section 1.11.2 (a).

13. Excessive Noise

Plumbing and drainage systems must be designed and installed so as to operate in a way that avoids the likelihood of excessive noise of any part of the plumbing and drainage system, and minimises any adverse impact on building occupants.

A Form 12 - *compliance statement for specialist work* must be submitted to Council prior to the final inspection being requested. The Form 12 must be completed by a suitably qualified person competent to prepare and give a compliance statement for the specialised work.

Reason: All plumbing and drainage systems must operate in a way that avoids excessive noise.

PERIOD OF EFFECT

This permit has effect for a period of two (2) years from the decision date 20 September 2022 and will lapse on 20 September 2024.

RESPONSIBLE PERSON

The responsible person must ensure that all inspections required by this permit are undertaken by council before 20 September 2024.

The responsible person for plumbing or drainage work, means a person who —

- (a) carries out the plumbing or drainage work; or
- (b) supervises the carrying out of, or directs another person to carry out, the work.

The responsible person must ensure the work performed complies with the *Plumbing and Drainage Regulation 2019*.

The responsible person must submit their details to council on the approved Form 7 prior to booking their first inspection.

Inspections must be booked by the responsible person. Please quote the permit number PLQ22/2185 when booking inspections.

Inspections may be arranged by telephoning (07) 5475 7526, Select Option 1.

ADVICE

1. Using plumbing or drainage

A person must not use plumbing or drainage that is the result of the permit work, unless an inspection certificate or final inspection certificate has been issued for the permit work stating –

- (a) The work the subject of the certificate is compliant; and
- (b) The plumbing or drainage resulting from work the subject of the certificate is operational and fit for use.

2. Watermark Certification

All materials and products used in a plumbing or drainage installation must be fit for purpose and appropriately authorised. Any new product or material that is not listed on either the Watermark Schedule of Products or the Watermark Schedule of Excluded Products must be assessed, and if required, certified in accordance with the rules of the Watermark Certification Scheme.

Note: It is the responsibility of everyone in the building product supply chain, to ensure that products used on buildings are fit for their intended purpose.

Reason: Any product that is intended for use in contact with drinking water must comply with the requirements of the National Construction Code, Volume 3 2019.

3. Owners Obligation

The owner of the premises must take all reasonable steps to ensure all plumbing and drainage on the premises is operated and maintained in compliance with the conditions of the permit.

Reason: The owner of the premises is responsible to ensure all plumbing and drainage on the premises is kept in good condition and operates properly.

4. Backflow Prevention Devices – Testing and Commissioning

The testable backflow prevention device or devices forms part of the relevant work associated with this permit. A backflow prevention device is a valve for the prevention of reverse water flow. These devices are installed in the plumbing system where there is a risk of contamination to the water supply.

The owner of the premises must arrange for a backflow prevention licensee to maintain and test the device or devices at least once each year after the device or devices are registered with the local government. The licensee must, within 10 business days after carrying out the relevant work, give notice of the relevant work in the approved Form 9 (Report on Inspection and Testing of Backflow Prevention Devices) to the local government and the owner of the premises.

Reason: Council must implement and maintain a program for its local government area for registration, maintenance and testing of testable backflow prevention devices installed in the area.

RIGHTS OF APPEAL

You are entitled to appeal against this decision. The relevant appeal provisions from the *Planning Act 2016* are contained within the attached information notice.

Yours faithfully



Brian Dent
Plumbing Inspector – Assessment & Compliance
Plumbing Services

Cc: Rockpool RAC Pelican Waters Pty Ltd
Rockpool Aged Care
47 Amy St
MORAYFIELD QLD 4506

INFORMATION NOTICE

Plumbing and Drainage Regulation 2019 S50

REASONS FOR DECISION

The application was approved because the permit work complies with the *Plumbing and Drainage Act 2018*.

APPEALS AGAINST LOCAL GOVERNMENT DECISIONS

If you do not agree with council's decision, an appeal may be lodged with a Development Tribunal.

An appeal must be started within **20 business days** after the day you are given the notice.

An appeal can be started by lodging a *Form 10 - Application for appeal or declaration* and paying the prescribed fee within the appeal period.

For information on the appeal process, please contact the Registrar or alternatively visit the website below.

Development Tribunal

Email: registrar@qld.gov.au

Website: www.hpw.qld.gov.au/construction/BuildingPlumbing