

TOWNSVILLE CITY COUNCIL



Date >> 11 October 2023

PO BOX 1268, TOWNSVILLE
QUEENSLAND 4810

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enquiries@townsville.qld.gov.au
townsville.qld.gov.au

ENVR Solutions
18 Hutton Road
ARANA HILLS QLD 4054

Email >> m.mckennarley@enur.com.au

Dear Sir/Madam

Information Notice Permit issued with conditions *Plumbing and Drainage Regulation 2019 s.50*

Permit details

Permit no:	HPW23/0717
Assessment no:	3708015
Street address:	38-56 Wansfell Street PICNIC BAY QLD 4819
Real property desc:	Lot 2 P 93835 CT 49005676
Date of Expiry	26 September 2025

Decision

On 27 September 2023 Local Government considered permit number HPW23/0717 and decided to issue a Permit subject to the following conditions -

1. Plumbing and Drainage installation to comply with the Plumbing and Drainage Act 2018 and associated Legislation.
2. As constructed drawing/s of all drainage is required before a final inspection is requested. These drawings must be of a quality acceptable to council.
3. Installation/ location of Land Application Area to comply with AS/NZS 1547:2012 and the Queensland Plumbing and Wastewater Code.
4. This approval is conditional upon the Permit Conditions issued by Qld Department of Environment and Science stating that the new on-site sewerage treatment facility at this property is of a sufficient capacity to treat the designed load to be discharged to the facility and land application area being installed.

Reasons for the decision

The reasons for imposing the conditions are that –

1. All plumbing and drainage installations shall comply with the Plumbing and Drainage Act

2. To provide council with accurate records of the drainage installed.
3. To comply with AS/NZS 1547:2012 and the Queensland Plumbing and Wastewater Code design and setback requirements.
4. Onsite installation is compliant to the Qld Department of Environment and Science requirements for 21EP and above installations.

Advisory Notes

1. A completed "Notification of Responsible Person" form, (Form 7) to be provided before plumbing and drainage work commences.
2. Fees and charges have been calculated as 'Commercial Minor' (3 inspections only). Any inspections extra/over this amount will incur an inspection fee of \$131.50 per inspection.
3. The permit applicant is required to provide an Installation Completion Certificate from the designer of the onsite sewerage treatment facility before a final inspection is requested.
4. The permit applicant is required to provide commissioning certificate for the On-Site Sewerage Treatment facility before a final inspection is requested.
5. The application to install an on-site sewerage facility is approved to permit issued by Qld Department of Environment and Science :-
 - Environmental Authority Number: P-EA-100212065
6. The On-Site Sewerage Facility has been designed by others. Inspections are to be carried out by the designer during installation of the treatment facility to ensure that it complies with the design. Contact the designer for further details.
7. The on-site designer is required to provide an As Constructed drainage plan (to scale) showing the location of the On-Site Sewerage Treatment Plant and the land application area(s) before a final inspection is requested.
8. The existing septic tank is to be pumped out prior to connection to new wastewater system and pump out certificate supplied to Council prior to final inspection.
9. Existing ORG/gullies to be installed as per AS3500.2:2021 Section 4.6.
10. Junctions in drains to be installed as per AS3500.2:2021 Section 4.9
11. Vent/s to comply AS3500.2:2021 Section 3.9.3
12. Service reports are to be undertaken by an approved service agent and provided to Council as recommended in the systems approval granted by the State Government.
13. The property owner is responsible to advise any prospective purchaser of the property that an On-Site Sewerage Facility is installed on the property.
14. Utility services such as power, telephone, gas or water supplies are not to be located in or adjacent to the Land Application Area.
15. Care should be taken when using non-potable water for uses such as irrigation as this water may contain bacteria or other contaminants that are harmful to humans or animals.
16. Should ground water, or other unusual site conditions be encountered that have not been addressed in the approved plans, site evaluation report or conditions set by Council and or the facility designer, all works are to cease and Council notified immediately.
17. Should Council determine that the use of the On-Site Sewerage Facility be causing environmental harm or endangering community health and safety issues, the property owner will be required to make alternative arrangements for the disposal of sewerage effluent.

Appeals against Local Government's Decisions

If you are dissatisfied with the decision of the Local Government to impose the above conditions on the permit, you are entitled to appeal to Development Tribunals (the Tribunals) in accordance with section 229 of the *Planning Act 2016*.

TOWNSVILLE CITY COUNCIL



An appeal against this notice must be lodged within 20 business days after the day the notice is given. If your appeal is not lodged within this timeframe, no further action can be taken by the Tribunals in relation to Local Government's decision.

You can lodge an Appeal Notice by submitting a Form 10 – application for appeal/declaration and providing the prescribed fee to the Registrar of the Tribunals as follows:

Post to -

Department of Housing and Public Works
The Registrar
Development Tribunals
Building Legislation and Policy
PO Box 15009 City East QLD 4002 Australia

Or email to - registrar@qld.gov.au

For further information about the Tribunal, including the Appeal Notice (Form 10) and the schedule of fees, visit the Department's website at www.hpw.qld.gov.au or contact the Registrar on 1800 804 833 or fax: (07) 3237 1248.

Enquiries about this notice can be made to Assets and Hydraulics on 4417 5299.

Yours faithfully

A handwritten signature in black ink, appearing to be "M. H. H.", written over a light blue horizontal line.

For Assessment Manager
Planning and Development

TOWNSVILLE CITY COUNCIL



Queensland
Government

Form 17—Permit for plumbing, drainage and on-site sewerage work

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

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.

Street address *(include number, street, suburb/locality and postcode)*

38-56 Wansfell Street PICNIC BAY QLD 4819

Lot and plan

Lot 2 P 93835 CT 49005676

Shop/tenancy number

(if applicable)

Storey/level

(if applicable)

Local government area

Townsville City Council

2. Owner details

Owner's name

Department Of Tourism Innovation and Sport

Phone number:

0402 524 033

Postal address

PO Box 15168 CITY EAST QLD 4002

Email address

m.Mckennariery@enur.com.au

3. Applicant details

The applicant need not be the owner of the land.

Company name in full

ENVR Solutions

Phone number

Email address of applicant

m.Mckennariery@enur.com.au

Contact person

Matt McKennariery

Mobile

0402 524 033

4. Permit Holder

For a permit, means the person to whom the permit was issued.

Company name in full

ENVR Solutions

Phone number

Email address of applicant

m.Mckennariery@enur.com.au

Contact person

Matt McKennariery

Mobile

0402 524 033

5. 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. Tick the relevant boxes: Application 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 HPW23/0717 Date of issue 27 September 2023 Date of expiry 26 September 2025 Issued by Townsville City Council
6. Attachments Local government or public sector entity may attach additional documentation to this form.	Conditions of permit ☒ Approved plans and specifications ☒ Details of any alternative/performance solution ☐ Information notice ☒ <i>Provide further comments (if applicable):</i>