



Development Tribunal – Decision Notice

Planning Act 2016, section 255

Appeal number: 26-001

Appellant: SAAROQ Pty Ltd T/A Stroud Homes Bundaberg (ACN: 611 683 535)

Local Government: Bundaberg Regional Council (**Council**)

Site address: 81 Park Avenue, North Isis Qld 4660, described as Lot 18 on SP326253 (**Premises**)

Appeal

Appeal under section 229 and schedule 1, section 1(5) and table 3, item 3(b) of the *Planning Act 2016* (**Planning Act**) against the decision of Council under section 50 of the Plumbing and Drainage Regulation 2019 (**PD Regulation**) to refuse an application to amend a permit for plumbing work for an on-site sewage facility (**Application**).

Date and time of hearing: 1.00PM, 27 February 2026

Place of hearing: Online (Microsoft Teams)

Tribunal: Stafford Hopewell—Chair
Marian Graham—Member
Ken Crase—Member

Present: Aletha Walters, Rachael Brauer, Colin Jones and Geoff Mitchell—Appellant
Richard Jenner, Mark Parsons and Luke Kevin—Council

Decision:

The Development Tribunal (**Tribunal**), in accordance with section 254(2)(c) of the Planning Act, decides the appeal by replacing the decision to refuse the Application with the decision to approve the Application subject to conditions in accordance with the attached Compliance Permit (Annexure A).

Background

1. This is an appeal about Council's decision to refuse an application made under section 43 of the PD Regulation to amend a permit for plumbing work for an on-site sewage facility on the Premises.
2. The Premises is a rural-residential lot of about 4,000 m² that is rectangular shaped and is in a developing rural-residential estate.
3. Rural-residential lots with existing houses adjoin the Premises to either side with rural-residential lots also on the opposite side of the street. The rear of the Premises adjoins a large rural lot that is predominantly vegetated. A local waterway is located on the adjoining rural lot near the rear of the Premises.
4. The Premises' topography slopes down from the street frontage to the rural lot at the rear with the maximum ground level being about 42.01m AHD at the street frontage and the minimum ground level being about 37.88m AHD at the rear boundary.
5. A house is being built on the Premises, which is located towards the street frontage, generally above the 40.00m AHD contour level.
6. On 30 September 2025, Council issued a compliance permit under the *Plumbing and Drainage Act 2018 (PD Act)* for an on-site sewage facility (Permit Number 311.73095) (**Permit**) on the Premises.
7. The approved on-site sewage facility under the Permit has a land application area for the disposal of effluent located between the house and the street frontage. The approved land application area is generally located above the 41.00m AHD contour level.
8. On about 26 November 2025, the Appellant applied on behalf of the landowner to amend the Permit to re-locate the land application area (also referred to by Council as the "effluent area") of the on-site sewage facility to the rear of the new house, about mid-way on the Premises.
9. The proposed amended location for the land application area is generally between the 39.25m AHD and 39.75m AHD contour levels.
10. By letter dated 12 December 2025, Council wrote to the Appellant making an information request about the Application.
11. Through the information request, Council requested the following changes to the proposed design of the on-site sewage facility:
 - (a) the land application area be located on land that is not prone to flood water inundation;
 - (b) the perimeter of the land application area complies with all setback measurements as per the Queensland Plumbing and Wastewater Code (**QPW Code**).
 - (c) ten metres (10.0m) must be maintained between the land application area and 39.98m AHD contour level (flood hazard area) as per Council's flood mapping.
12. As will be discussed later in this decision, Council referenced the QPW Code Version 1:2019 in relation to the information request.
13. By email dated 15 December 2025, the Appellant requested that Council refuse the Application if Council was not prepared to approve the proposed design.

14. By letter dated 19 December 2025, Council advised it had decided to refuse to issue the amended permitted and gave an information notice in accordance with section 50 of the PD Regulation.
15. Council's reasons for refusal stated in the information notice are (in summary):
 - (a) The Premises is located within Council's adopted defined flood hazard area, and defined flood event area, for events including the Burrum River 1% AEP with Climate Change Defined Flood Event, and the Non-urban creeks and overland flow path within State Planning Policy Level 1 Area;
 - (b) The Wastewater Design plan HS02, prepared by Hydroplan Design Solutions, dated 15 May 2025, Land Application Area location, is located wholly within the identified flood hazard area;
 - (c) The Wastewater Design, prepared by Hydroplan Design Solutions, dated 15 May 2025, does not comply with the requirements of the QPW Code, specifically:
 - i. The proposed wastewater design does not demonstrate compliance with the performance requirements of F1.1 (Onsite Wastewater Management Systems) (a), (b), (k) and (l) in that the design proposes a land application area that may be subject to flood and stormwater inundation, leading to the risk of release of contaminants to the environment;
 - ii. The proposed wastewater design does not demonstrate compliance with the performance requirements of F1.3 (Land Application area) (d), (i), (m) and (n) in that the design proposes a land application area that may be subject to flood and stormwater inundation, leading to the risk of release of contaminants to the environment;
 - iii. The proposed wastewater design does not demonstrate compliance with the setback distances set out in Part 2 (Table T5) of the QPW Code;
 - (d) The Wastewater Design, prepared by Hydroplan Design Solutions, dated 15 May 2025, does not comply with AS1547-2012, and therefore does not comply with the deemed to satisfy solutions (F1.1 and F1.3) of the QPW Code, for the following reasons:
 - i. The proposed wastewater design does not incorporate site and soil evaluation (**SSE**) procedures which respond to site characteristic and environmental constraints as required by s 4.2.1 and s 4.2.3 of AS1547-2012;
 - ii. The proposed wastewater design and SSE does not respond to the environmental and hydrological constraints of the site, or comply with s 5.5.3.2, s 5.5.3.2(e)(i) and (ii), s 5.5.4.1 and 5.5.4.2 of AS1547-2012, which requires design consideration to be given to the potential for the land application area to be affected by flood waters and surface water;
 - (e) To the extent it is relevant to the Council assessment, in accordance with the requirements of section 9(2) [of the PD Act], the QPW Code and the PD Act, prevails over the requirements of the Queensland Development Code (**QDC**);
 - (f) Council made an information request dated 12 December 2025 to which the Appellant advised the Council to finalise its assessment of the application based on the information previously provided. Council considers that there is insufficient or incomplete proposal detail and Council has not been provided with sufficient information to determine compliance with the provisions of the QPW

Code, or to determine that approval of the request will not result in adverse impacts to property or the environment;

- (g) The Premises has sufficient land area outside of the Council's adopted defined flood hazard area, and defined flood event area, where a compliant land application area for an on-site wastewater system can be located.

16. The Appellant in its grounds of appeal submits:

- (a) the proposed wastewater design aboveground spray irrigation has a land application area at approx. 39.25m AHD contour level which is above the Defined Hazard Level (**DFHL**) of 38.81m AHD as per the QDC MP 3.5 P2 A2(1)A & B, and the non-urban creek flow path is not the DFHL;
- (b) Table T5 of the QPW Code refers to the top of bank from an intermittent or permanent watercourse requiring a 10m setback. The intermittent watercourse on the adjoining rural lot is 6m from the property boundary and 46m from the proposed land application area. The setback distances do not refer to flood levels;
- (c) The design complies with AS1547-2012 as the land application area is above the DFHL of 38.81m AHD;
- (d) The design complies with the QPW Code's setbacks which do not require a 10m setback from the DFHL;
- (e) The adjoining residence at 77 Park Avenue (Lot 19 SP326254) has a wastewater system tank containing raw sewage below the DFHL which is much higher risk than the proposed land application area;
- (f) The Flood Hazard Area adopted by Council has the boundary moving in a zig zag shape which is not relevant to the contour levels of the Premises;
- (g) Another property at 85 Park Avenue (Lot 17 SP326254) has its treatment plant positioned along the 40m AHD contour but has positioned it just outside the Flood Hazard Area due to the nature of the zig zag flood area boundary.

Jurisdiction

- 17. Under section 229 of the Planning Act, the matters prescribed in accordance with schedule 1 of the Planning Act may be appealed to a tribunal.
- 18. Section 1(5) and table 3, item 3(b) of schedule 1 of the Planning Act provide that a decision under the PD Act, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act, may only be appealed to the tribunal.
- 19. As the appeal is about Council's decision to refuse the Application which is classified as an information notice under the PD Regulation and PD Act, the Tribunal is satisfied it has jurisdiction to decide the appeal.
- 20. Neither party took any issue to the Tribunal's jurisdiction.

Decision framework

- 21. This is an appeal against the decision of Council to give an information notice refusing the Application to amend the Permit. In accordance with section 253(2) of the Planning Act, the Appellant must establish that the appeal should be upheld.

22. Pursuant to section 253(4) of the Planning Act, the Tribunal is required to hear and decide the appeal by way of reconsideration of the evidence that was before Council when the decision was made to refuse to amend the Permit.
23. The Tribunal may however consider other evidence presented by a party with leave or as provided under section 246 of the Planning Act.
24. The Tribunal must decide the appeal in accordance with section 254(2) of the Planning Act by:
 - (a) confirming the decision; or
 - (b) changing the decision; or
 - (c) replacing the decision with another decision; or
 - (d) setting the decision aside and ordering the person who made the decision to remake the decision by a stated time.

Statutory framework

25. Under section 43(2)(b) of the PD Regulation, an eligible person may apply to amend a permit.
26. An application to amend a permit must be made in accordance with section 44 of the PD Regulation.
27. Under section 45 of the PD Regulation, Council may request further information to decide the application.
28. Council must consider an application and decide to approve the application with conditions or to refuse the application.
29. For an application, other than a fast-track application, Council may approve an application if satisfied:
 - (a) after the assessing each plan mentioned in schedule 6, part 2 accompanying the application, the plan complies with the code requirements for the work to which the application relates [section 47(2)(a)];
 - (b) for an application relating to a secondary on-site sewage facility treatment plant:
 - i. the treatment plant is of a type for which a treatment plant approval has been granted; and
 - ii. the proposed work complies with the treatment plant approval [section 47(2)(e)];
 - (c) for deciding an application for which the applicant has given a compliance statement for specialist work, Council must approve the application to the extent it relates to the specialist work if satisfied the work, if carried out in compliance with the permit applied for, will comply with the code requirements for the work [section 47(5)].
30. For deciding an application to amend a permit, Council may, but need not, consider a matter in section 47(1) – (5) of the PD Regulation if Council has already considered the matter and is satisfied that there has been no material change in relation to the matter and it is not necessary to consider the matter for the application to amend the permit [section 47(6)].

31. Under section 50 of the PD Regulation, Council must give the applicant an information notice about the decision if it decides to refuse the application.

Material considered

32. The material considered by the Tribunal was:
- (a) Form 10 Notice of Appeal, grounds for appeal, and correspondence lodged with the Tribunal's registrar;
 - (b) Council's electronic file provided to the Registry on 13 February 2026;
 - (c) Planning Act;
 - (d) PD Act;
 - (e) PD Regulation;
 - (f) QPW Code;
 - (g) QDC;
 - (h) AS1546.3-2017;
 - (i) AS1547-2012;
 - (j) State Planning Policy 2017.
33. Prior to the conclusion of the hearing, the parties were asked whether they wished to have the opportunity to make any further written submissions to the Tribunal and both parties stated that they did not want to make any further submissions and wished for the Tribunal to decide the appeal on the material provided.
34. As discussed below, after consideration of the appeal, the Tribunal determined that the appeal should be upheld and Application should be approved with conditions and requested Council provide a compliance permit with conditions suitable to be attached to the Tribunal's decision.
35. In response to Council's proposed conditions, a further round of written submissions was received from the parties about the conditions to be attached to the approval.
36. The Tribunal grants leave under section 253(5) of the Planning Act to accept the written submissions of the parties and relies on the information otherwise provided to the Registrar under section 246 of the Planning Act.

Findings of fact

37. The parties have relied on the Bundaberg Regional Council Flood Planning Control Property Report dated 20 December 2024 for 81 Park Ave, North Isis generated by Council (**Flood Report**) in respect of the flood levels that apply to the Premises.
38. The Flood Report identifies that the Premises is partly within a "Flood Hazard Area" and the "Maximum DFL" (DFL being the Defined Flood Level) for the Premises is 38.51m AHD. The "source" of the Maximum DFL is recorded as "Riverine".
39. The "Flood Hazard Level" for the Premises is identified as being 38.81m AHD. This is noted as the "minimum finished floor level of habitable rooms".
40. The proposed amended location of the land application area is shown on the drawings "HS01 – Site Plan Layout" and "HS02 – Wastewater System Layout" prepared by Hydroplan Design Solutions.

41. These drawings show the “Defined Flood Level” of 38.51m AHD and “Defined Flood Hazard Level” of 38.81m AHD on the Premises, which are located to the rear of the Premises.
42. Based on these drawings, there are no structures or works proposed within the Defined Flood Hazard Level, with the proposed land application area for the on-site sewage facility clearly located above these flood levels, being located generally between the 39.25m AHD and 39.75m AHD contour levels shown on these drawings.
43. An existing “colorbond shed” is located towards the rear of the Premises outside of the Defined Flood Hazard Level (the shed is generally above the 39.00m AHD contour level).
44. The house which is being built on the Premises is located above the proposed land application area closer to the street frontage and is located above the 40.00m AHD contour level shown on the drawings.
45. Drawings HS04 and HS05 note the building pad RL = 40.375, which is understood to be 40.375m AHD.
46. The wastewater system tank for the on-site sewage facility is located generally above the 40.25m AHD contour level, to the righthand side of the house.
47. Council did not take issue with the drawings and the location of the proposed works having regard to the topography of the Premises.
48. Noting some differences in the terminology used by the parties, the Tribunal finds that the drawings relied upon by the Appellant which show the “Defined Flood Level” is the “Maximum DFL” as defined in the Flood Report (being 38.51m AHD) and the “Defined Flood Hazard Level” shown by the Appellant is the “Flood Hazard Level” as defined in Flood Report (being 38.81m AHD).
49. The land application area is located above these levels (i.e. outside of the Flood Hazard Level adopted by Council according to the Flood Report).
50. The Flood Report however includes a “Comments” notation that states:

“The Maximum DFL is set by the Burrum River Flood Study as per Table 1. However, it should be noted that this property is also subject to the Non-urban Creeks and Overland Flow Path Study (BMT WBM, 2014). The flood model developed for this study identifies flood hazard but cannot accurately give Defined Flood Levels (DFL). Although not required by the planning scheme, the maximum flood water level from the Non-urban Creeks and Overland Flow Path Study is shown above for information only. For further information please contact the Duty Planner on 1300 883 699 ...”.
51. The “Non-urban Creek & Overland Flow Maximum Water Level” (hereafter referred to as the **Flow Maximum Water Level**) is identified in the Flood Report as being 39.98m AHD.
52. The proposed land application area is accordingly wholly within the area of the Flow Maximum Water Level identified by the Flood Report and the Tribunal finds that the land application area is subject to inundation from non-urban creek and overland flow.
53. Finally, the Tribunal finds that the approved land application area being located generally above the 41.00m AHD contour level is wholly outside the Flow Maximum Water Level and is not subject to inundation.

Reasons for the decision

54. The following sets out the Tribunal’s reasons for the decision addressing the grounds for refusal by Council.

Location of Land Application Area within Flood Hazard Area

55. Council's reasons for refusal (a) and (b) stated in the information notice assert that the land application area is located wholly within Council's identified Flood Hazard Area.
56. This appears to be based on the "Figure 1 – Flood Hazard Map" contained in Council's Flood Report dated 20 December 2024.
57. This Figure shows a pixelated ("zig zag") Flood Hazard Area boundary which includes all the Premises below the 39.5m AHD contour and part of the Premises up to the 40m AHD contour.
58. The Tribunal considers that this mapping is no more than indicative of the boundary of the area because the mapping is not consistent with the contour levels shown on Figure 1 (which apply to the Premises and surrounding properties).
59. As a matter of commonsense, any flood level / flood affected area must be determined by reference to the level of the land. A mapped flood hazard area that ranges generally between the 39.5m AHD and 40m AHD contour levels on the Premises and surrounding land is reflective of the low resolution of the mapping, rather than the actual extent of the flood hazard.
60. In determining the true extent of the Flood Hazard Area, it is necessary to have regard to the relevant levels of the land in terms of AHD (Australian Height Datum).
61. As noted above, the Flood Report identified the following key levels:

Maximum DFL	38.51m AHD
Riverine DFL	38.51m AHD
Flood Hazard Level	38.81m AHD
Non-urban Creek and Overland Flow Maximum Water Level [Flow Maximum Water Level]	39.98m AHD

62. The Flood Report provides the following explanations for the terms used:

Defined Flood Level

A flood water level adopted by Council that represents the defined flood event (DFE) or defined storm tide event (DSTE) at the development site. The DFL is also the adopted flood level for the purpose of section 8(1)(b) of the Building Regulation 2021 and Queensland Development Code MP3.5 – Construction of Buildings in Flood Hazard Areas. All adopted flood events are shown in Table 1 below [of the Flood Report].

Flood Hazard Area

An area, whether mapped or not mapped, designated by a local government as a flood hazard area under the Building Regulation 2021, section 8. Note – section 8 of the Building Act requires a local government to keep a register of the flood hazard area it designates and when the designation is made.

Flood Hazard Level (FHL)

The defined flood level (DFL) plus the freeboard. This is the same meaning as in the Queensland Development Code MP 3.5 Construction of buildings in flood hazard areas. The FHL is used to define the finished floor level of habitable rooms in the Flood Hazard Area.

63. Noting that the proposed land application area is located generally between the 39.25m AHD and 39.75m AHD contour levels, the Tribunal finds that the land application area is located wholly within the Flow Maximum Water Level (39.98m AHD) and partly within the Flood Hazard Area as shown in Figure 1 of the Flood Report (noting this mapping has a “jagged” boundary and does not follow a contour level).
64. Despite the poor resolution of the Flood Hazard Area in Figure 1 of the Flood Report, having regard to the Flow Maximum Water Level, the Tribunal finds that the proposed land application area is subject to inundation from non-urban creek and overland flow.
65. The Tribunal is therefore satisfied that Council has established that the land application is subject to flooding.
66. However, the Tribunal also finds that the land application area is located wholly outside of the Flood Hazard Level (38.81m AHD) and Maximum DFL (38.51m AHD) identified in the Flood Report.
67. The parties generally do not dispute the flood levels apply to the Premises (other than in relation to the boundary of the Flood Hazard Area) but disagree on the relevance and significance of these levels to the assessment of the proposed land application area.
68. Put simply, the Appellant submits that the Flood Hazard Level being 38.81m AHD is the relevant standard or benchmark applicable and the proposed land application area complies because it is to be located above the Flood Hazard Level.
69. In contrast, Council submits that the Flood Hazard Map and/or Flow Maximum Water Level is the relevant standard or benchmark and the proposed land application area does not comply because it is to be wholly or partly located within this area (i.e. wholly within the area of the Flow Maximum Water Level of 39.98m AHD and partly within the mapped Flood Hazard Area).
70. Whilst the parties disagree about what is the relevant flood level for the proposed land application area, neither party directly addressed how the flood levels apply to the assessment of the proposed land application area under the PD Act or the statutory basis upon which the flood level(s) were said to be relevant or irrelevant.
71. The Flood Report identifies flood levels for the purposes of the Planning Act and Building Regulation 2021 (**Building Regulation**) and is primarily relevant to the regulation of the material change of use of premises, reconfiguration of a lot, and building work. In particular, the Flood Hazard Level is relevant to the minimum finished floor level of habitable rooms.
72. The parties appear to have adopted the Flood Report levels as a proxy for standards for the on-site sewage facility which is plumbing work under the PD Act, despite plumbing work being a type of development that is not regulated under with the Planning Act or *Building Act 1975* (**Building Act**).
73. For the regulation of building work, the Tribunal considers that the Flood Hazard Level of 38.81m AHD is the key flood level for the Premises. This is because this is the minimum floor level of habitable rooms and other related development under the QDC.

74. Whilst Council has noted that the Premises is potentially affected by a higher level of inundation caused by non-riverine flooding, Council has not adopted any higher level for planning or building purposes and expressly noted that it cannot accurately give a defined flood level for non-riverine flooding.
75. Further, Council has expressly stated in the Flood Report that the Flow Maximum Water Level is shown for information only.
76. Council did not identify or assert any statutory or regulatory basis under the Planning Act, Building Act or PD Act (and related regulations and codes) for adopting the Flow Maximum Water Level as the relevant standard for the location of the land application area, and the Appellant expressly submitted that the Flow Maximum Water Level is not relevant to the location of the land application area.
77. The Tribunal was therefore not directed to any statutory or regulatory basis for the regulation of building work or plumbing work based on the Flow Maximum Water Level.
78. Based on the Flood Report and Council's submissions at the hearing, the Tribunal considers that the Flow Maximum Water Level represents the maximum extent of flooding expected for the Premises.
79. However, the Tribunal finds that the Flow Maximum Water Level / Flood Hazard Area identified by Council in the Flood Report is not a relevant statutory standard for the on-site sewage facility and that the proposed location of the land application area within the Flow Maximum Water Level / Flood Hazard Level does not constitute non-compliance with a relevant standard or benchmark nor justifies or warrants the refusal of the Application.
80. Having to the Building Regulation and QDC MP 3.5 – Construction of buildings in flood hazard areas (Version 1.2; Publication Date 12 December 2013), local governments may adopt a flood hazard level for a flood hazard area. The flood hazard area means an area, whether mapped or not, designated by a local government as a flood hazard area under the Building Regulation, section 8.
81. Under the Building Regulation and QDC MP 3.5, the defined flood level is the level to which it is reasonably expected flood waters may rise. The defined flood level for a lot in a flood hazard area is the level declared by the local government to be the defined flood level for the part of the area where the lot is located.
82. The defined flood level plus the freeboard sets the flood hazard level under the QDC MP 3.5.
83. The Appellant submitted that the QDC is not relevant to the location of the land application area, being plumbing work regulated under the PD Act rather than building work regulated under the Building Act, but if relevant, the on-site sewage facility is located above the Flood Hazard Level.
84. Council did not explain in its decision nor at the hearing the relevance or significance of the Flood Hazard Area / Flow Maximum Water Level for the location of the land application area, other than to submit that the area was subject to flooding.
85. The Tribunal notes that under the Building Regulation and QDC MP 3.5 a flood hazard area is primarily relevant for the determination of the flood hazard level which is the finished floor level of class 1 buildings built in all or part of the flood hazard area (and relates to certain other requirements under the QDC).

86. Under the QDC MP 3.5, Pt 3, P1, A1 has acceptable solutions that apply to the finished floor level for a class 1 building and A2 has acceptable solutions that apply to utilities above the finished floor level or flood hazard level.
87. Under the Flood Report, 38.81m AHD is the Flow Maximum Flood Hazard Level. The Building Pad RL = 40.375m AHD. The on-site sewage facility is above 40.25m AHD, including land application area at 39.25m AHD, therefore complies with the QDC MP 3.5 to the extent that this relevant (i.e. the land application area (as well as the wastewater system tank) is located above the Flood Hazard Level of 38.81m AHD).
88. However, whilst the QDC MP 3.5 applies to "utilities", on-site sewage facilities, including land application areas, are not utilities that are regulated by the QDC.
89. More generally, the purpose of the QDC MP 3.5 relates to particular buildings located in flood hazard areas and the carrying out of building work. The QDC MP 3.5 expressly notes any plumbing or drainage work mentioned in this part is plumbing or drainage work under the PD Act and is subject to requirements under that Act.
90. The Tribunal therefore considers that the QDC MP 3.5 standards do not apply to the plumbing work the subject of the Application but if the Tribunal is wrong about this and the QDC is relevant, the relevant standard under the QDC is the Flood Hazard Level being 38.81m AHD for the Premises and the proposed land application area complies with this standard.
91. Further, noting that a finished floor level of a habitable building is permitted to be 38.81m AHD as the Flood Hazard Level, it is considered incongruent that Council would submit that the land application area for an on-site sewage facility needs to be located at a higher level than the building that it services.
92. Whilst the Tribunal acknowledges that the proposed land application area for the on-site sewage system is subject to inundation, the Tribunal is not satisfied that Council has established that the location of the land application area partly or wholly within the Flood Hazard Area / Flow Maximum Water Level constitutes non-compliance with any relevant code or standard for the on-site sewage facility or that non-compliance justifies or requires the refusal of the Application.

QPW Code – Performance Requirements of F1.1

93. Council's reasons for refusal (c) and (d) are that the wastewater design does not demonstrate compliance with performance requirements the QPW Code.
94. A hierarchy of laws and regulations apply to plumbing and drainage works in Queensland comprising the:
 - (a) PD Act;
 - (b) PD Regulation;
 - (c) Plumbing Code of Australia (**PCA**);
 - (d) QPW Code.
95. Within this hierarchy, the QPW Code adopts standards for matters not covered by the PCA and, in some instances, imposes higher standards or Queensland specific requirements.
96. The QPW Version 2025.1 commenced on 26 June 2025 and sets out Queensland specific plumbing and drainage standards [A1.1].

97. The QPW Code has been designed to provide performance solutions to meet the statutory requirements of the PD Act. Objectives and functional statements are informative only and included to provide an aid to interpreting the performance requirements [A2].
98. Compliance with the QPW Code is achieved by satisfying the performance requirements. Performance requirement can only be satisfied by a deemed-to-satisfy solution (**DTS solution**) or performance solution or a combination of both [A3].
99. Council has referenced the QPW Code Version 1:2019 in its information request and the provisions of this version in its information notice (grounds for refusal). However, the Tribunal notes that this version has been replaced with the QPW Code Version 2025.1.
100. The Tribunal was not directed to any transitional provisions or other grounds as to why the QPW Code Version 1:2019 is applicable to the Application or why the Application is not assessable against the QPW Code 2025.1.
101. In the Tribunal's opinion, the QPW Code Version 1:2019 is not applicable to the Application and Council has assessed the proposed land application area under the wrong version of the QPW Code. However, to the extent that Council has sought to rely on the superseded QPW Code, the following superseded QPW Code provisions applied to on-site wastewater management systems.
102. The objective of FO1 was to:
 - (a) safeguard people from illness, injury or loss (including loss of amenity) due to failure on an on-site wastewater management system installation; and
 - (b) ensure that an on-site wastewater management system installation (including an installation provided for use by people with a disability) is suitable; and
 - (c) conserve water and energy; and
 - (d) safeguard the environment; and
 - (e) safeguard public and private infrastructure; and
 - (f) ensure that an on-site wastewater management system installation is designed and is capable of being maintained so that throughout its serviceable life it will continue to satisfy objectives (a) to (e).
103. The "functional statement" was that on-site wastewater management systems must collect, contain, treat and assimilate and process domestic-wastewater, human excreta, or both so that public health and environmental standards are maintained.
104. With respect to F1.1 On-site Wastewater Management Systems, the performance requirements identified by Council as not being complied with were:

"P1 On-site wastewater management systems must be designed, constructed, installed and maintained:

 - (a) to protect public health by ensuring that risks associated with the dispersal of wastewater to a land application area are minimised; and
 - (b) to protect the environment by ensuring:
 - (i) surface, ground water and waterways are not polluted; and
 - (ii) soil productivity is maintained or enhanced; and
 - ...
 - (k) to avoid the likelihood of surface water and stormwater entering the system;

- (l) to avoid the likelihood of unintended or uncontrolled discharge;
 ...”.
- 105. For F1.3 Land application areas, the performance requirements identified by Council as not being complied with were:
 - “P1 A land application area must be designed, constructed, installed and maintained in a such a manner as to:
 - ...
 - (d) avoid the likelihood of the ingress of effluent, foul air or gases entering buildings or nearby premises;
 - ...
 - (i) avoid the likelihood of unintended or uncontrolled discharge;
 - ...
 - (m) avoid the likelihood of contamination of soils, ground water and waterways;
 - (n) ensure that the installation throughout its design life will continue to satisfy the requirements of (a) to (n).”.
- 106. For F1.1, the relevant DTS solutions are:
 - (a) D1 Wastewater must be disposed of in a land application area which complies with F1.3;
 - (b) D5 The size, determination, design, construction, installation, replacement, repair, alteration and maintenance of on-site wastewater management systems and land application area must be in accordance with AS/NZS 1547.
- 107. For F1.3, the relevant DTS solutions are:
 - (a) D1 The design of a land application area must take into account a site and soil evaluation report produced as a result of an on-site inspection carried out in accordance with AS/NZS 1547;
 - (b) D2 The [design] complies with the setback distances set out in Part 2 of the Appendix and AS/NZS 1547 land application area.
- 108. Having regard to the QPW Code 2025.1, the substance of these provisions has been carried forward with the equivalent provisions now set out in C3 On-site wastewater management systems, with the objective in CO3, functional statements being CF3.1, relevant performance requirements C3.1 On-site wastewater management systems and C3.3 Land application area.
- 109. The relevant performance requirements and DTS solutions are the same.
- 110. With respect to the land application area, the relevant DTS solutions under C3.1 are D1 and D6. D1 requires a land application area that complies with C3.3. and D5 requires the design of the land application area must be in accordance with AS/NZS 1547.
- 111. Under C3.3, the relevant DTS solutions are D1 which requires a site and soil evaluation in accordance with AS/NZS 1547 and D2 which requires setback distances in accordance Appendix 1, Part 2 of the QPW Code and AS/NZS 1547.

112. Council in its decision has asserted that the design does not incorporate site and soil evaluation in accordance with AS 1547. However, the Appellant provided an AS 2870 Site Classification & Percolation Report dated 8 April 2025 with the Application.
113. This report includes a section addressing land application systems to achieve sustainable and effective on-site domestic wastewater management to protect public health and the environment. This is stated to be prepared using the methodology in AS/NZS 1547.
114. Council has not identified any alleged deficiency or flaw in the report or asserted failure to comply with AS/NZS 1547.
115. Further, the Application is also supported by an on-site sewage facility design statement certified as complying with AS/NZS 1547.
116. Having regard to AS/NZS 1547, whilst the Tribunal was not referred to any relevant provisions, the Tribunal notes that Table R2 in relation to setback distances from site constraints, uses the 1 in 20 year flood contour as a threshold for flood potential. Given the Flood Hazard Level of 38.81m AHD is based on the 1% AEP (formerly commonly referred to as a 1 in 100 year risk), the proposed land application area is considered to be low risk.
117. Based on the Council Flood Report, the Flow Maximum Water Level is based on a 100 year ARI including climate change, so again risk of inundation up to 39.98m AHD is also relatively low well below the 1 in 20 year threshold under AS/NZS1547.
118. Council has not identified any specific alleged deficiencies or inadequacies in the material provided by the Appellant. Further, the Tribunal is not satisfied that Council has demonstrated that the material is insufficient or inadequate to properly assess the Application and demonstrate compliance.
119. The Appellant has the onus of proof to demonstrate the appeal should be allowed. In the circumstances where the Appellant has provided detailed design, supporting information and professional certification, in the absence of Council identifying any material error or deficiency in this material, the Tribunal is satisfied that the Appellant had demonstrated compliance with the DTS solution D1 for the Land Application Area.
120. With respect to DTS solution D2, Appendix 1, Part 2 – Setback distances, includes Table T5 Setback distances for on-site sewerage facilities and greywater use facilities – Protection of surface water and groundwater.
121. Council has not identified any alleged non-compliance in its information notice and analysis of Table T5 does not indicate any potential non-compliance. Specifically, there are no references to any setback distances from any type of flood level.
122. In the Appellant's ground of appeal, the Appellant states that the setback distances do not refer to setbacks from flood levels and the proposed land application area complies with all relevant setback distance from the specified features (e.g. top of bank or permanent or intermittent water courses).
123. The Tribunal concurs with the Appellant's submission in this respect and finds that under the QPW Code, having regard to the DTS solution D2 for Land application areas, Council has not identified any non-compliance.
124. Overall, the Tribunal is satisfied that the proposed land application area complies with the DTS solutions of the QPW Code, which in turn satisfy the DTS solutions for On-site wastewater management systems.

125. In its grounds for refusal, Council has generally alleged non-compliance with numerous performance requirements that relate to or are potentially affected by the proposed land application area. However, these have been raised without specifying the character, nature or significance of the alleged non-compliance.
126. Council's approach does not comply with the QPW Code because the performance requirements are satisfied by compliance with the DTS solutions. Given the Tribunal is satisfied that the relevant DTS solutions are complied with, the performance requirements are deemed to be complied with.
127. Based on the Flood Hazard Area and Flow Maximum Water Level, the Tribunal finds that the land application is subject to subject flooding. However, noting the Council flood levels are based on 1% AEP, the risk of inundation is relatively low.
128. With respect to Council's references to AS/NZS 1547, 4.2.1 requires an SSE and 4.2.3 specifies performance objectives for land application systems. Neither provision expressly requires location of a land application area outside of a flood area nor sets flood standards / criteria.
129. The Appellant submitted that this risk was not unacceptable and in the event of a major flood event such as to inundate the land application system, either sufficient storage would be provided by the on-site storage tanks located above the Flood Hazard Area and Flow Maximum Water Level, or in event of a catastrophic flood event, the house itself would likely be unoccupied and the on-site sewage facility would not be utilised.
130. Whilst the Tribunal recognises that Council's Flood Report identifies the potential for the land application area to be affected by flood water, this appears to be a relatively low risk, which will likely be infrequent and of limited duration, extent and significance.
131. The fact that Council has not adopted the Flow Maximum Water Level for the purpose of regulating development and non-riverine flooding is shown for information purposes only, and Council cannot accurately give a defined flood level for non-riverine flooding, strongly weigh in favour of the Flow Maximum Water Level not warranting or justifying the refusal of the Application which complies with the prescribed statutory standards and requirements under the QPW Code.
132. Regardless of which version of the QPW Code applies, the Tribunal has considered compliance and finds that the proposed land application area complies with the QPW Code.
133. Accordingly, there is no non-compliance with the QPW Code and no justification for the refusal of the Application having regard to the QPW Code.

Inconsistency between the QPW Code and QDC

134. Council's reason for refusal (e) is that to the extent that it is relevant to the Council's assessment, in accordance with section 9(2) [of the PD Act], the QPW Code prevails over the QDC.
135. The Tribunal considers that Council has correctly stated the law in that, for plumbing and drainage work, the QPW Code prevails over the QDC to the extent of inconsistency, but the Tribunal finds that Council has not identified any inconsistency or how this has any relevance to the issues in dispute.
136. The Tribunal cannot identify any reason why the Application should be refused having regard to any inconsistency between the QPW Code and QDC (of which none has been identified or asserted by Council).

Response to Information Request

137. Council's reason for refusal (f) is that Council has not been provided with sufficient information to determine compliance with provisions of the QPW Code, or to determine that approval of the Application will not result in adverse impacts to property or the environment.
138. Noting the Tribunal's findings above, the Tribunal is satisfied that the Appellant has sufficiently demonstrated that the Application complies with the relevant DTS solutions under the QPW Code and in accordance with the QPW Code, compliance with the DTS solutions constitute compliance with the performance requirements.
139. The Tribunal therefore considers that there is no need for further information from the Appellant to assess compliance with the QPW Code.

Ability to locate Land Application Area outside of the Flood Hazard Area

140. Council's reason for refusal (g) is that there is sufficient land to locate the land application area outside of the Flood Hazard Area.
141. Presently, a land application area is approved between the house and street frontage. This effectively locates the land application land in the front yard of the house, at generally between the 40.98m and 41.50m contour levels.
142. At the risk of oversimplifying this ground, the Appellant indicated at the hearing that there were significant cost savings for the homeowner if the land application area can be relocated to the rear of the new house (stated to be in order of \$8,000), as well as benefits to the usability of the front yard.
143. In contrast, Council expressed the view that given there is an approved land application area outside of the Flood Hazard Area / Flow Maximum Water Level, there is no need to relocate the land application area and the risks associated with Flood Hazard Area / Flow Maximum Water Level can be avoided by not relocating the land application area.
144. Whilst the Premises has an existing approved land application area outside of the Flow Maximum Water Level / Flood Hazard Level, the Tribunal considers this is not a valid reason for refusal of the Application. Similarly, the fact that the alternative proposed is financially better for the owner is not itself a valid reason to approve the Application.
145. The purpose of the Application is to seek to approve the amendment of the Permit to relocate the land application area. The purpose and scope of the assessment is to decide whether the proposed amended location for the land application area is suitable and, if so, any conditions that should be imposed on the approval. Alternatively, if the proposed amended location is not suitable (with or without conditions), it must be refused.
146. The central issue to be determined is therefore whether the proposed land application area complies with the relevant criteria under the PD Act and PD Regulation, including the QPW Code.
147. For the reasons set out above, the Tribunal is satisfied that the proposed land application area is located outside of the Maximum DFL (38.51m AHD) and Flood Hazard Level (38.81m AHD) but is within the Flow Maximum Water Level (39.98m AHD).
148. The Tribunal however finds that the Flow Maximum Water Level is not the relevant standard for the land application area and there is no need to locate the land application outside of the Flow Maximum Water Level.

149. The Tribunal is therefore satisfied that the Application should be approved because it complies with the relevant standards for the land application area of the on-site sewage facility.

Conditions of Approval

150. Having determined that the Application should be approved subject to reasonable and relevant conditions, the Tribunal made an order requesting Council provide a draft amended permit in the approved form suitable to be attached to the decision of the Tribunal, including any conditions Council considered reasonable and relevant for carrying out the work.
151. Council promptly complied with the order providing a draft compliance permit with conditions.
152. Council's proposed conditions include:
- (a) Condition 2(a): The wastewater system design is to provide for the installation of an advanced secondary system with nutrient removal;
 - (b) Condition (2)(b): The land application area is to locate in the area depicted on approved plan No: 73095.001;
 - (c) Condition 2(c): The qualified wastewater system designer is to provide a technical note detailing how the wastewater design responds to flood risk for land in a Council adopted Flood Hazard Area, and meeting the performance standards of AS/NZS 1547, the Queensland Plumbing and Wastewater Code and the Plumbing and Drainage Act 2018.
153. In response, the Appellant immediately raised the following objections to these proposed conditions:
- (a) Permit condition 2(a) for nutrient removal is another unnecessary cost to the client when the design complies for a secondary advanced wastewater treatment;
 - (b) Permit condition 2(b) Land Application Plan No. 73095.001 shows the requirement for a 4m setback from the existing shed. The 4m down slope rule from footings of buildings and structures is only applicable to subsurface land application areas as per the QPW Code, Part 2, Table T2. Table T3 setback distances for surface irrigation have no mention of requiring a 4m separation distance. The current design shows a 3.150m separation distance from the shed and is compliant with the QPW Code;
 - (c) Permit condition 2(c) is submitted to be unnecessary as there is deemed to sufficient notes stated on the plans addressing compliance with relevant codes and standards.
154. The Tribunal made a further direction inviting the Appellant to provide any further representations it wished to make about the proposed conditions together with a request for Council to provide any submissions it wished to make in response to the Applicant's representations about the proposed conditions.
155. The Appellant re-iterated its previous representations and did not provide any further material.
156. Council responded with the following representations in response to the Appellant's objections:

- (a) For condition 2(a), Council submitted that to manage the risk of flood inundation associated with the location of the land application area within the Council adopted Flood Hazard Area, it was appropriate to require an advanced secondary system with nutrient removal. Council also submitted that this was consistent with the practice of similar local governments;
- (b) For condition 2(b), Council advised it had no objection to the separation distance being decreased to 3.150m to the existing shed (although Council noted that access to the eastern bay of the shed may be impacted without driving across the land application area);
- (c) For condition 2(c), Council reiterated its concerns about the perceived lack of sufficient technical information to support an on-site sewage facility below Council's adopted Flood Hazard Area, in circumstances that a flood free location is available on the Premises.

- 157. Fundamental to Council's submissions about proposed conditions 2(a) and 2(c) is Council's concern that the land application area is located within Council's adopted Flood Hazard Area.
- 158. Council's proposed conditions reflect its mistaken belief that the Flood Hazard Area / Flow Maximum Flood Level of 39.98m AHD is the relevant design standard for the land application area and location of the proposed land application area below this level is non-compliant with the QPW Code.
- 159. Given the Tribunal's findings that this is not the case, the Tribunal finds that Council's proposed conditions are not reasonable or relevant for carrying out the work having regard to section 46 of the PD Regulation.
- 160. The Tribunal therefore decides to approve the Application in accordance with the attached Compliance Permit with the changes marked in red deleting conditions 2(a), 2(b) and 2(c) and Land Application Area Plan No. 73095.001.

Summary

- 161. In the Tribunal's opinion, Council has misconstrued the relevance and significance of the Flood Hazard Area / Flow Maximum Water Level as it relates to the proposed land application area the subject of the Application under the PD Regulation.
- 162. The Flood Hazard Area as mapped by Council in relation to the Premises fluctuates between about 39.5m AHD and 40.0m AHD. Having regard to the Flood Report, this is the area designated by Council as a "flood hazard area" under the Building Regulation. In effect, this is the area within which controls and standards apply for building work.
- 163. Within the Flood Hazard Area, the key regulatory standard is the Flood Hazard Level which is the minimum finished floor level of habitable rooms. For the Premises, the Flood Hazard Level adopted by Council is 38.81m AHD.
- 164. Subject to complying with the minimum finished floor level of habitable rooms (and other relevant standards in the QDC), building work is not prohibited per se in a Flood Hazard Area or below the Flood Hazard Level.
- 165. Whilst the Flood Hazard Area and Flood Hazard Level are relevant for building work, plumbing work, including on-site sewage facilities, is a separate type of development and is not directly regulated by flood levels adopted under the Building Act or Planning Act.
- 166. With respect to the Application, the Tribunal finds that the Flood Report does no more than indicate the proposed land application area is located above the Flood Hazard Level of

38.81m AHD (which is the relevant standard for building work adopted by Council) and below the potential Flow Maximum Water Level of 39.98m AHD having regard to non-urban creek and overland flow.

167. The proposed land application area is therefore subject to the risk of inundation but is located above the relevant standard for building work which is the Flood Hazard Level.
168. Noting the on-site sewage facility is predominantly located above the Flow Maximum Water Level (i.e. the wastewater tank system is mostly above the 40.25m AHD contour), the primary issue of concern is whether the location of the land application area in the Flood Hazard Area / Flow Maximum Water Level warrants refusal of the Application.
169. Having regard to the QPW Code and AS/NZS 1547, the Tribunal is satisfied the Application complies with the relevant DTS solutions. On this basis, the Application complies with the performance requirements thereby complying with the QPW Code. As such, there is no need to further or separately consider compliance with the performance requirements.
170. The QPW Code and relevant Australian Standards do not require a land application area to be located outside a Flood Hazard Area and the fact that the land application area is at risk of inundation does not itself warrant refusal.
171. In the circumstances, the Tribunal is satisfied that the risk of inundation of the land application area is low and does not pose unacceptable risk to property or the environment.

Stafford Hopewell
Development Tribunal Chair
Date: 27 May 2026

Appeal rights

Schedule 1, table 2, item 1 of the *Planning Act 2016* provides that an appeal may be made against a decision of a Tribunal to the Planning and Environment Court, other than a decision under section 252, on the ground of -

- (a) an error or mistake in law on the part of the Tribunal; or
- (b) jurisdictional error.

The appeal must be started within 20 business days after the day notice of the Tribunal decision is given to the party.

The following link outlines the steps required to lodge an appeal with the Court.

<http://www.courts.qld.gov.au/courts/planning-and-environment-court/going-to-planning-and-environment-court/starting-proceedings-in-the-court>

Enquiries

All correspondence should be addressed to:

The Registrar of Development Tribunals
Department of Housing and Public Works
GPO Box 2457
Brisbane Qld 4001

Telephone 1800 804 833

Email: registrar@hpw.qld.gov.au

Compliance Permit (Plumbing and Drainage Act 2018)

RE: Application for Compliance Assessment – Request to amend a permit under
Section 43(2)(b) of the Plumbing and Drainage Regulation 2019

Permit Number: 311.73095

Please find attached “Form 17 - Permit for plumbing, drainage and on-site sewerage work”.

The applicant is to provide a copy of this Compliance Permit approval and conditions to the responsible licensed plumber / drainer.

Please note that this approval is for plumbing works only and does not constitute a building approval to physically construct buildings or structures of any description. A Development Approval for Building Works must be obtained separately from a Building Certifier.

Site Address: 81 Park Avenue NORTH ISIS QLD 4660

Real Property Description: Lot: 18 SP: 326253

Description of Work: On Site Sewerage Facility – Domestic New - Dwelling

Permit Conditions:

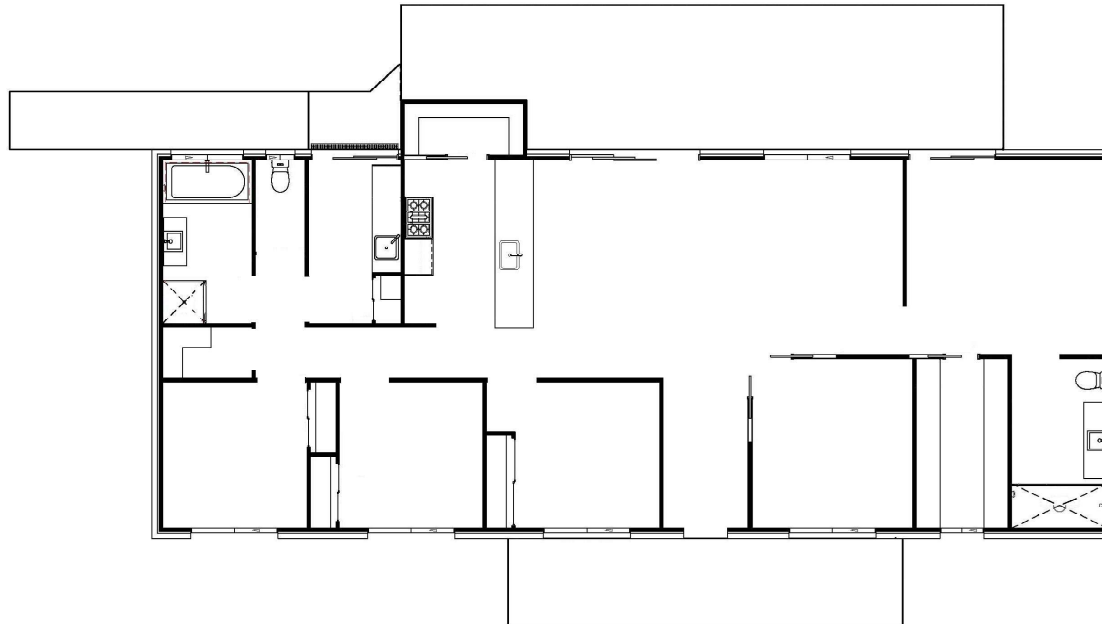
1. A Form 7 – Notification of Responsible Person, signed by the Plumber/Drainer, is to be submitted to Council before any work commences.
- ~~2. Prepare and submit to Council for approval a revised Onsite Waste Water System Design, prepared by an appropriately qualified person and addressing the following requirements:~~
 - ~~a) The waste water system design is to provide for the installation of an advanced secondary system with nutrient removal;~~
 - ~~b) The land application area is to locate in the area depicted on approved plan No: 73095.001~~
 - ~~c) The qualified waste water system designer is to provide a technical note detailing how the waste water design responds to flood risk for land in a Council adopted Flood Hazard Area, and meets the performance standards of AS/NZS 1547, the Queensland Plumbing and Waste Water Code, and the Plumbing and Drainage Act 2018.~~
3. All plumbing and drainage work is to be undertaken in accordance with the approved Onsite Waste Water System Design.

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 <i>(include number, street, suburb/locality and postcode)</i> 18 Park Avenue NORTH ISIS QLD 4660 Lot and plan Lot 18 SP326253 Shop/tenancy number Storey/level Local government area <i>(if applicable)</i> <i>(if applicable)</i>
2. Owner details	Owner's name Cameron & Abby Hundley Phone number: Postal address Email address abbydrew69@hotmail.com & cameronhundley96@hotmail.com
3. Applicant details The applicant need not be the owner of the land.	Company name in full Stroud Homes Contact person Phone number Mobile Email address of applicant contracts.supportwb@stroudhomes.com.au
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. 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 311.73095 Date of issue Date of expiry Issued by <i>(insert local government name/public sector entity)</i>
5. 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 ☐ Provide further comments <i>(if applicable)</i>:

Advisory Notes:

- (1) All sanitary plumbing and drainage work is to be carried out in accordance with the "Plumbing and Drainage Act 2018;
- (2) A Draft copy of the as constructed drainage, showing all measurements and fixtures must be presented to the Plumbing officer at the drainage inspection and a Final version of the as constructed drainage drawn on the supplied floor plan (Attached) must be issued to the officer at the Final Inspection;
- (3) The soil classification for this site has been assessed as Type "H1". All plumbing and drainage works constructed on this site must comply with the requirements of AS2870-2011 and the Plumbing and Drainage Regulation 2019;
- (4) All sanitary plumbing and drainage works are to be carried out as per approved plans;
- (5) If any further information is required please contact the Consulting Engineer responsible for the slab design;
- (6) For properties located in a reticulated water area, the maximum static pressure at any outlet within a building, except for fire services, shall not exceed 500kpa as per AS3500.1:2018 Section 3;
- (7) Inground water service pipework is to be installed as per AS3500.1:2018 Section 5;
- (8) Plumbing and Drainage Work is to be completed within two (2) years from the date of approval. Should you wish to apply for an Extension of Time please refer to the Plumbing and Drainage Regulation 2019;
- (9) This application has been approved based on the information supplied to Council by the Applicant,
- (10) A Form 8, Notice of Compliance, On Site Sewerage Work, is required from the Designer and Installer of the On Site Sewerage Facility at completion of work and before a Compliance Certificate is issued from Council;
- (11) A copy of the Commissioning report and the regular service reports are to be forwarded to Council;
- (14) The On Site Sewerage Facility is required to be serviced at intervals as stated by the manufacturer's specifications and the conditions of the Chief Executive Approval. All servicing is to be carried out by Accredited Licensed person/s. The Effluent Land Application areas are also to be inspected at regular intervals and maintained if necessary;

- (15) The owner of the property is responsible in keeping the On Site Sewerage Facility and the plumbing and drainage installation in working order;
- (16) Mini dual check valves are to be installed on any water supply to refrigerators;
- (17) Locate the Council's Point of Connection to confirm location, distance and grades prior to construction;



PROJECT DETAILS

Permit Number: 311-.....**73095**
 Address.....**81 PARK AVENUE**
**NORTH ISIS**
 Lot and Plan Details.....**LOT 18 SP326253**

AS CONSTRUCTED INSTALLED BY

Responsible Person.....
 Licence Number.....
 Date.....

SOIL TYPE H1

LEGEND

ABBREVIATIONS

AAV AIR ADMITTANCE VALVE
 AR ARTICULATION
 B BASIN
 BID BIDET
 BTH BATH
 CWM CLOTHES WASHING MACHINE
 DG DISCONNECTOR GULLY
 FW FLOOR WASTE GULLY
 GIT GREASE INTERCEPTOR
 IKAP
 IO INSPECTION OPENING
 IOS INSPECTION OPENING TO SURFACE
 ISS INSPECTION SHAFT TO SURFACE
 JU JUMP UP
 LT LAUNDRY TROUGH
 ORG OVERFLOW RELIEF GULLY
 PCV PRESSURE CONTROL VALVE
 SAN SANITARY DRAIN / PLUMBING
 SHR SHOWER
 SK SINK
 SPA SPA BATH
 ST STACK
 TD TUNDISH
 VP VENT PIPE
 WC WATER CLOSET
 WM WATER METER
 WWTP WASTE WATER TREATMENT PLANT

NEW SERVICE

BORE WATERBW.....
 IRRIGATIONIR.....
 HOUSE DRAINHD.....
 VENTV.....
 WATERW.....

GENERAL

BOUNDARY
 RETAINING WALLXXXXXXXXXX

NOTE: This as-constructed sanitary drainage plan has been prepared and supplied to Council by the licensed person responsible for the installation of the drainage. Council accepts no responsibility for variations in measurements or depths that may have occurred. The depth and location of any existing drainage shown should only be considered as an approximation. The Bundaberg Regional Council (and its councillors, officers, servants and agents) contract and agree to supply information only on that basis.

DRAWN	DATE	SHEET	REV.
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Document Name Title

LAND APPLICATION AREA
PLAN No. 73095.001

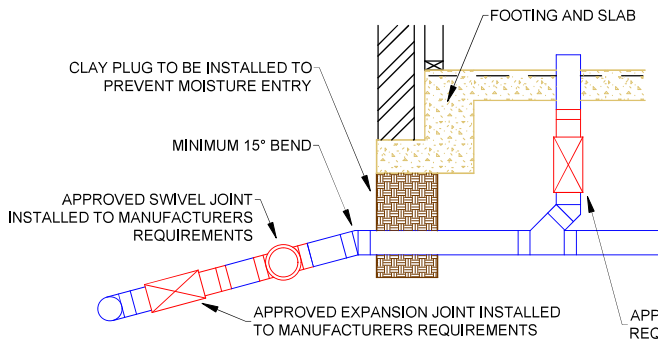
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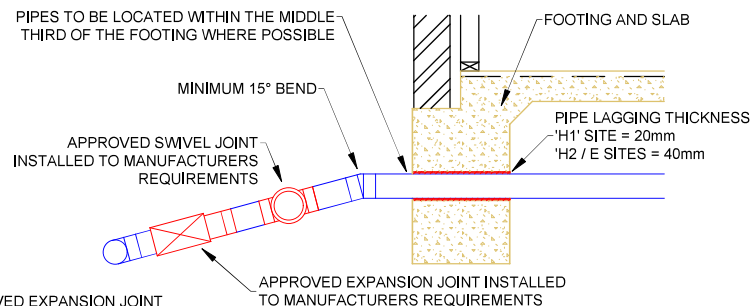
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Author: -Author-

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TYPICAL UNDER SLAB EDGE BEAM/WAFFLE POD DETAIL NTS

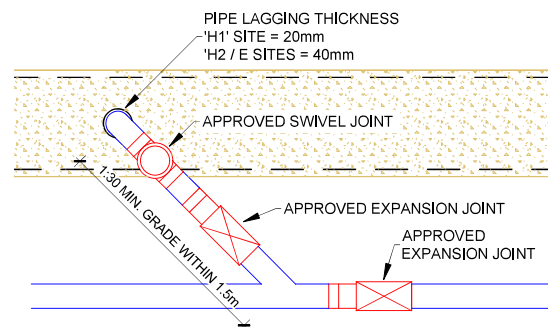


PIPE THROUGH FOOTING DETAIL NTS

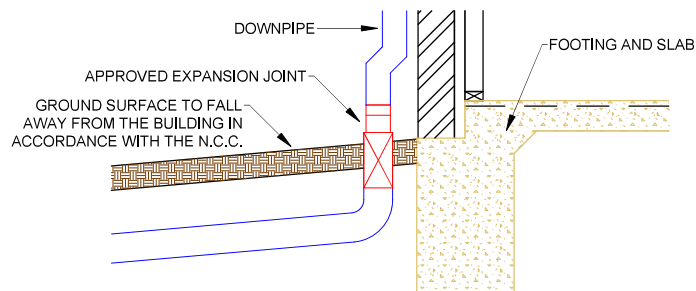
AS 2870-2011 TABLE 2.3 CLASSIFICATION BY CHARACTERISTIC SURFACE MOVEMENT (y_s)

Characteristic surface movement (y_s) mm	Site classification in accordance with Table 2.1
$0 < y_s \leq 20$	S
$20 < y_s \leq 40$	M
$40 < y_s \leq 60$	H1
$60 < y_s \leq 75$	H2
$y_s > 75$	E

SWIVEL & EXPANSION JOINT DETAIL



BRANCH DRAIN CONNECTION TO SANITARY DRAIN NTS



STORMWATER PIPEWORK DETAIL NTS

LEGISLATIVE REQUIREMENTS

AS/NZS 3500.2 - DRAINS IN OTHER THAN STABLE GROUND

Where drains are to be laid in filled, unstable or water-charged ground, methods of support and bedding shall be designed to withstand and suit ground conditions.

Notes:

1. AS 2870 provides special design considerations for drains associated with residential slab or footing systems on moderately, highly or extremely reactive soils.

AS 2870-2011 SECTION 5.6 ADDITIONAL REQUIREMENTS FOR CLASSES M, H1, H2 AND E SITES

5.6.3 DRAINAGE REQUIREMENTS

Buildings on highly or extremely reactive sites shall be provided with a system of plumbing detailed in accordance with the following:

- (b) The base of trenches shall be sloped away from the building. Trenches shall be backfilled with clay in the top 300mm within 1.5M of the building. The clay used for backfilling shall be compacted. Where pipes pass under the footing system, the trench shall be backfilled full depth with clay or concrete to restrict the ingress of water beneath the footing system

5.6.4 PLUMBING REQUIREMENTS

Buildings on highly or extremely reactive sites shall be provided with a system of plumbing detailed in accordance with the following:

- (a) Penetrations of the edge beams of a raft or perimeter strip footings shall be avoided where practical, but where necessary shall be detailed to allow for movement. Close-cell polyethylene lagging shall be used around all stormwater and sanitary plumbing pipe penetrations through footings. The lagging shall be a minimum of 20mm thick on Class H1 sites and 40mm thick on Class H2 and Class E sites.
- (b) Drains attached to or emerging from underneath the building shall incorporate flexible joints immediately outside the footing and commencing within 1m of the building perimeter to accommodate a total range of differential movement in any direction equal to the estimated characteristic surface movement of the site (y_s).

INSTALLATION NOTES:

1. All drainage work is to comply with the current AS/NZS 3500
2. Grades in pipework within 1.5M of building to be minimum of 1:30 and 1:50 elsewhere.
3. Swivel and expansion joints are to be selected to ensure they have the required amount of movement for the soil type.
4. Swivel joints are not to be used as a bend to achieve correct falls. The joints should be set in a straight line to allow for maximum movement.
5. All expansion and swivel articulation joints are to be Watermark approved and installed in accordance with manufacturer's recommendations. All joints are to be installed at midpoint to allow for maximum movement.

MINIMUM REQUIRED EXPANSION JOINT CAPACITY

Site classification	Minimum required expansion joint capacity	Allowable rotation
S	NA	NA
M	NA	NA
H1	70mm	15 °
H2	150mm	15 °
E	150mm	15 °

DO NOT SCALE FROM THESE DRAWINGS. DIMENSIONS TO BE TAKEN FROM THE ASSOCIATED DRAWINGS FOR THE PROJECT

rev	date	drawn	plan issue	client approval for builder
1	08.05.25	CJ	CONSTRUCTION	CLIENT 1
2	11.07.25	CJ	REVISED DWELLING PLAN	Signature: _____
				CLIENT 2
				Signature: _____



Colin Jones
0448 087 637
95 Karraschs Rd
Craiglitch Q 4655
Col@HydroDesign.com.au
HydroDesign.com.au
Qbce # 1152929
ABN 83 105 624 273

PROJECT: PROPOSED RESIDENCE

CLIENT: C & A HUNDLEY

REAL PROPERTY DESCRIPTION:
LOT 18 ON SP326263
81 PARK AVENUE
NORTH ISIS QLD 4660

SCALE: NTS

PROJECT NO. HPDS0536

QBC 1152929

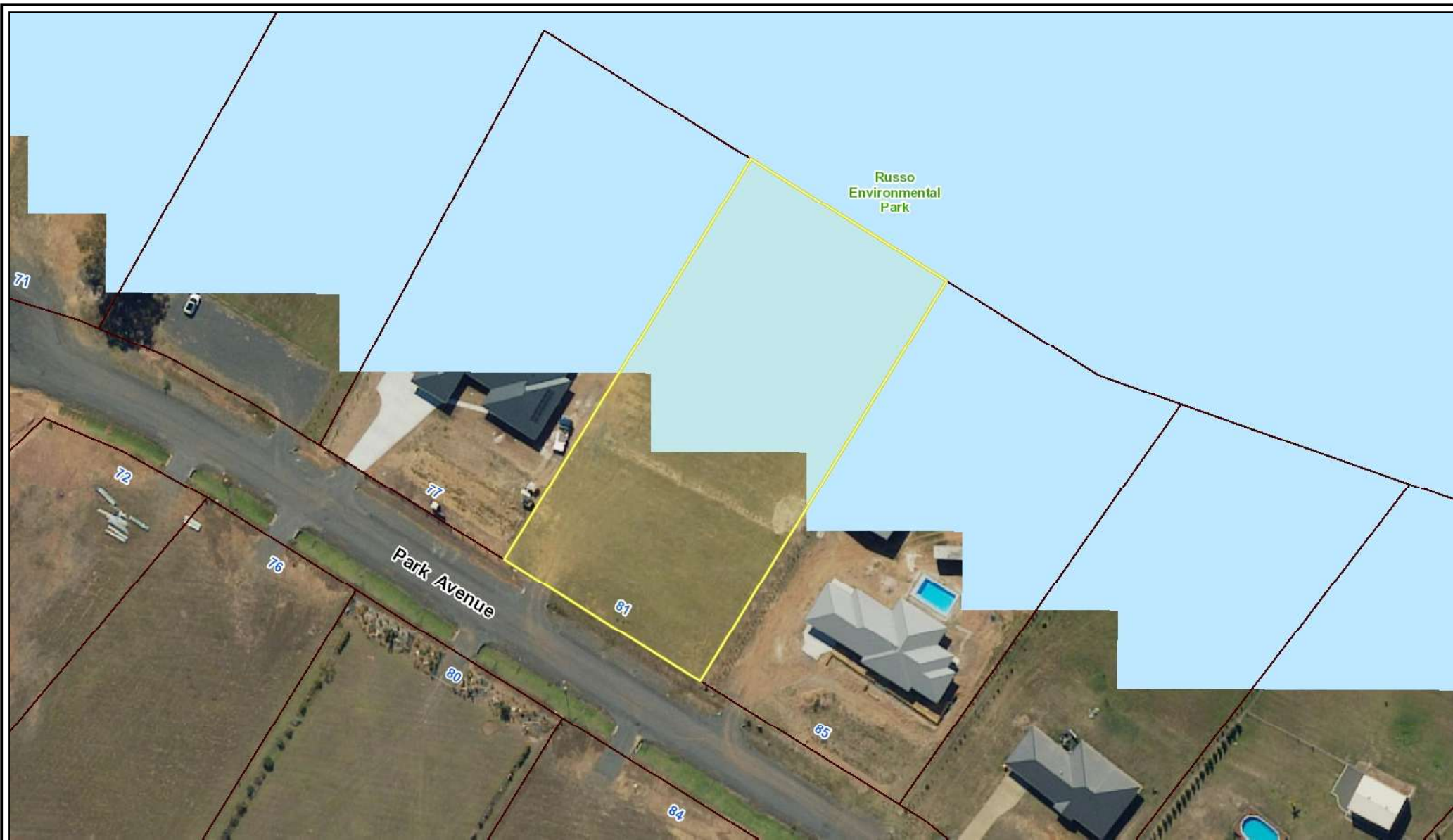
LOCALITY BUNDABERG REGIONAL COUNCIL

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REVISION: 2

DRAWING NO. HS06

DRAWING TYPE SWIVEL & EXPANSION DETAIL



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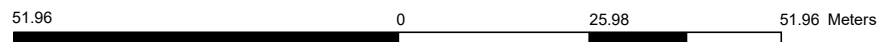
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Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

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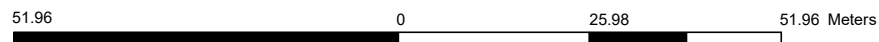
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