

Build Over or Near Pipes

Lodgement of Form 32 submissions to Urban Utilities Factsheet

This factsheet provides advice on how to make a compliant Form 32 submission, including necessary supporting documentation to demonstrate compliance with Queensland Development Code MP1.4 Building Over or Near Infrastructure (QDC

When is a Form 32 submission required?

QDC MP1.4 requires private building certifiers to submit a Form 32 (Compliance Advice) when the proposed building works comply with the acceptable solutions offered.

For Urban Utilities' assets, these acceptable solutions are only applicable for **Class 1 or 10 buildings or structures** located within **three metres** of a **gravity sewer with a nominal diameter less than 300mm**.

From 1 April 2019, Urban Utilities will acknowledge Form 32 submissions within five business days, where they are deemed to be compliant.

Making a compliant Form 32 submission

Form 32 submissions will be deemed to be compliant upon review of the following:

Form 32 – full and accurate completion of the following sections:

- ✓ 1. Property description.
- ✓ 2. Private building certifier
- ✓ 3. Compliance
- ✓ 4. Applicable sewerage service provider
- ✓ 5. Signature of private building certifier

Form 32 submission – the following aspects need to be complied with and/or provided:

- ✓ The submission is lodged through the [Developer Services Portal](#)
- ✓ Contains only **one** Form 32 (and associated submitted material) per lodgement.
- ✓ The submission includes required supporting documentation and/or plans associated with building works.

If the Form 32 submission is compliant: an acknowledgment advice will be issued from the [Developer Services Portal](#) and the submission will be registered.

If the Form 32 submission is non-compliant: notification will be issued from the [Developer Services Portal](#) with details of the non-compliance and next steps.

Supporting documentation and/or plans

Urban Utilities requires all Form 32 submissions to include the plans/drawings associated with the proposed works to demonstrate compliance with the acceptable solutions provided in MP1.4. Form 32 and to help manage risks and maintain the essential sewer (wastewater) services and networks into the future.

Please note, any building works may need to be demolished to enable access for maintenance and repair to Urban Utilities' infrastructure. Note that the additional costs associated with the removal of non-compliant building works affectively raises the cost of services and charges for Urban Utilities customers.

The following scenarios provide examples of how this requirement may assist non-compliance investigations.

Scenario 1

A building certifier uploads a Form 32 submission for building works which comply with the acceptable solutions provided in MP1.4. The submission applies to construction of a timber deck (a lightweight Class 10 structure) which met the requirements of MP1.4, being suitably clear of both the existing sewer main and the junction of the sewer service shared with a neighbouring property.

Three years later, the neighbour's sewer service requires repair, however, it is identified that the deck has been constructed over the junction of the sewer, making access impossible.

From the Form 32 submission for this property, Urban Utilities can determine that the original approval was for the construction of a deck clear of the neighbour's sewer service. As a result, Urban Utilities had to remove sections of the deck to enable access to undertake the necessary excavation and repair of the sewer service. The result of which added additional costs the repair of the sewer service, and the removed section of deck not being reinstated by Urban Utilities.

Scenario 2

A building certifier lodges a Form 32 submission for building works which comply with the acceptable solutions provided in MP1.4. The submission was associated with works for a new dwelling to be constructed on a new lot, being suitably clear of both the existing sewer main and sewer service.

A year later, it is identified that construction of a swimming pool on the property has damaged the sewer.

From the Form 32 submission for this property, Urban Utilities can determine that approval was given for the construction of the new dwelling clear of the sewer main and sewer service. As a result, action can be taken against the property for the non-compliant building works i.e. construction of the new swimming pool over the sewer main.