

Document Control		
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Responsible Directorate:	Infrastructure Services	Doc Id No: 1558022
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Version ¹	Council/Executive Meeting Date (Date of Adoption/Endorsement)	Minute Number
1.0.6	24 August 2022	M18/08/22

1. Purpose and Scope

To determine properties within Gympie Regional Council which can be connected to Council's Sewerage system and the basis for determining extent of work provided by Council.

2. Related Legislation/Documents

- *Queensland Plumbing and Wastewater Code*

3. Definitions

To assist in interpretation of this policy the following definitions apply:

- Council means Gympie Regional Council
- Sewer Connection means house branch off the sewer main enabling a property to connect their house drainage to the sewer main
- House Drainage Connection means the connection from the house to the branch
- On-site treatment system means septic or aerobic treatment plant located on the property

4. Policy Statement

- 4.1. Council will provide a sewer connection to all properties within the defined service area.
- 4.2. Connection of properties outside of the defined sewered area not included above will be subject to special consideration by Council or part of the Development Approval process.
- 4.3. Council is responsible for all costs associated with repair and maintenance of sewers up to the boundary of the connected property.
- 4.4. Council will connect all properties adjacent to new urban subdivisional developments to sewerage, subject to the property meeting three criteria
 - 4.4.1. the property is adjacent the subdivision;

¹ The Version Number is direct from the Corporate Records Management System

- 4.4.2. the property would logically be connected to the sewers of the subdivision;
- 4.4.3. the fall of the land is such that water would flow from the property onto the subdivided land.
- 4.5. Where Council constructs sewerage systems to service new areas, all of the work except as detailed below will be carried out by Council including the construction of the house drain. To fund the house drain connection a special levy will be attached to the property assessment for 20 years. Any cost associated with modifications to internal plumbing will be the owner's responsibility. Any additional costs associated with upgrading the house connection to suit owners requests will be at the owners cost. No infrastructure charges will be applied.
- 4.6. Where Councils' sewers pass through urban properties to service other properties, all of the work except as detailed below will be carried out by Council including the construction of the house drain. To fund the house drain connection a special levy will be attached to the property assessment for 20 years. Any cost associated with modifications to internal plumbing will be the owners' responsibility. Any additional costs associated with upgrading the house connection to suit owners requests will be at the owners cost. No infrastructure charges will be applied.
- 4.7. Where sewers are provided which do not pass through properties, but are near or adjacent those properties, owners will be offered a sewer connection at cost, with no infrastructure charges imposed. The owner will be responsible for all costs to connect the property to sewerage. Where the connection services two or more properties, the cost to the owner would be apportioned. No infrastructure charges will be applied.
- 4.8. Where sewers pass through properties to service other areas, Council will permit on-site treatment systems to remain and the property excluded from the serviced area (ie no rating for sewerage) for a period of time. The on-site system shall be working satisfactorily with no harmful health or environmental effects.

The period of time by which a connection to the sewerage scheme is to be provided is as follows:

- 4.8.1. 10 years for onsite aerobic treatment and disposal systems which are less than five years old and operating satisfactorily (based on Council inspection).
- 4.8.2. All other areas – 6 months.

The Properties will become rateable for sewerage once they were connected. If the system fails the connection will be scheduled for completion at the earliest possible convenience of Council.

Notes:

- (a) Connections will not be permitted to trunk sewers unless approved by the CEO, Director Infrastructure Services or the Manager Water / Wastewater.
- (b) Where wastewater other than domestic sewerage is to be discharged to sewer, a Trade Waste Permit will be required. Discharge of trade waste to the sewer is not permitted without a permit.
- (c) It is the responsibility of the building's hydraulic designer to ensure that sanitary drainage from the building to the sewer connection complies with relevant Acts and Regulations. The hydraulic designer shall also ensure that any building can be hydraulically connected by gravity to the sewer. The use of internal sewage pump stations may be required in some instances.
- (d) Multiple connections to properties will not be permitted unless approved by the CEO, Director Infrastructure Services or Manager Water / Wastewater.
- (e) Combined (shared) drains are not permitted except in multi title developments.
- (f) Where a building cannot be connected by gravity to the sewerage system an on-site sewage pump station can be installed on the property. The pressure main will connect to either an existing pressure main or Council's sewer as directed by Council's CEO, Director Infrastructure Services or Manager Water / Wastewater. Where the owner requires the pumped sewer connection, the cost of all works will be the owners' expense. On-site sewage pump systems provided by Council will be maintained and repaired by Council. Operational costs in both cases will be at the owner's expense.
- (g) **Multiple Block Assessment** - Where there is more than one allotment under one assessment, rates will only be applied to the one allotment with other/others exempt. Council will only provide a sewer connection to one of the allotments in the assessment. If any allotment is sold and there is no connection provided to that or any other allotment, then the unsewered allotment will be nominated "Not Sewered/ Not Rated" and removed from the designated sewered area and not rated. Where the allotment has an existing sewer connection it will remain "Sewered/Rated". All other costs including operating; maintaining and repairing of pipes and equipment on the owners property will be at the owner's expense. Where an existing building does not have a sewer up to that property, the existing house drain will become the sewer.
- (h) Unless approved otherwise by the CEO, Director Infrastructure Services or Manager Water / Wastewater only one connection shall be provided to Multi Unit developments.

5. Review

This policy will be reviewed when any of the following occur:

1. The related legislation/documents are amended or replaced.
2. Other circumstances as determined from time to time by a resolution of Council.
3. As initiated by the CEO or Executive Team.
4. Periodic Review – August 2026.

6. Delegations

The delegation under this policy is included in the delegation schedule Council to CEO.

- Water Supply (Safety and Reliability) Act 2008