

| Document Control                |                                    |                                |
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| <b>Policy Title:</b>            | <b>Sewer Infrastructure Policy</b> | <b>Policy Type:</b><br>Council |
| <b>Responsible Directorate:</b> | <b>Infrastructure Services</b>     | <b>Doc Id No:</b> 2958780      |
| <b>Date Review Due</b>          | <b>August 2026</b>                 |                                |

| Version <sup>1</sup> | Council/Executive Meeting Date<br>(Date of Adoption/Endorsement) | Minute Number |
|----------------------|--|---------------|
| 1.0.1                | 27 November 2024   | M17/11/2024   |
|                      |  |               |
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## 1. Purpose and Scope

This policy provides a framework for guiding the development and management of new and existing sewer infrastructure across Gympie Regional Council. It determines the properties eligible for connection to the Council's sewerage system and outlines the extent of the work provided by the Council.

## 2. Related Legislation/Documents

- *Water Supply Act 2008*
- *Plumbing and Drainage Act 2018*
- Plumbing and Drainage Regulation 2019
- Queensland Plumbing and Wastewater Code

## 3. Definitions

To assist with interpretation of this policy, the following definitions apply:

- **Council:** Gympie Regional Council
- **Sewer Connection:** The house branch off the sewer main, enabling a property to connect house drainage to the sewer main
- **House Drainage Connection:** The connection from the house to the branch

<sup>1</sup> The Version Number is direct from the Corporate Records Management System

- **On-site Treatment System:** A septic or aerobic treatment plant located on the property
- **Combined House Drain:** A sanitary drain receiving discharges from two or more neighboring premises, not owned by the sewerage service provider
- **Employees:** Full-time, part-time, casual, or fixed-term employees of Gympie Regional Council, including contractors, consultants, or volunteers
- **Private Plumber:** A licensed Plumbing Contractor not employed by Gympie Regional Council

## 4. Policy Statement

### 4.1. Service Area Connections

Council will provide a sewer connection to all properties within the defined service area.

The property owner is responsible for ensuring compliance with relevant regulations for sanitary drainage.

### 4.2. Outside Service Area

Properties outside the defined service area may be considered for connection based on special conditions or the Development Approval process.

### 4.3. Repair and Maintenance Responsibilities

Council is responsible for costs associated with repair and maintenance of sewers up to the property boundary.

### 4.4. Urban Subdivision Connections

Council will connect properties adjacent to new urban subdivisions, provided the property:

- Is adjacent to the subdivision
- Can logically connect to the subdivision's sewer system
- Has a natural water flow that would drain into the subdivision

### 4.5. New Sewer Main Construction

When Council constructs sewer mains for new areas or through urban properties to serve other properties, the property owner must connect to the sewer main within 12 months. The property owner is responsible for connection costs and any internal plumbing modifications.

### 4.6. Sewer Connection for Adjacent Properties

Properties near but not directly served by sewers will be offered a connection at cost, with no infrastructure charges. Costs are the owner's responsibility, and if multiple properties are connected, the cost is apportioned.

#### **4.7. On-Site Treatment System Exemptions**

For properties with on-site treatment systems, Council may permit these systems to remain operational for a limited time if they pose no health or environmental risks:

- On-site aerobic systems (operating satisfactorily): <20 years old
- All other systems: Must connect to the sewer within 12 months

#### **4.8. Development Costs**

Developers are responsible for the full cost of sewer main extensions for subdivisions or developments.

#### **4.9. Sewer Disconnections**

Upon written request, Council may consider sewer disconnections. The applicant will bear all disconnection costs.

#### **4.10. Alteration of Sewer Structures**

Any alterations to maintenance structures on a property that are part of Council's sewer system must be carried out by Council at the property owner's expense.

#### **4.11. Access to Sewer Infrastructure**

Property owners must provide unobstructed access to Council's sewer infrastructure at all times.

#### **4.12. House Drain Blockages**

Property owners are responsible for rectifying blockages in the house drain, including combined house drains. Council will not cover costs for locating or clearing blockages in house drains.

#### **4.13. Responsibility for House Drains**

Property owners are responsible for the house drains on their property down to the connection with Council's sewer system or a shared house drain.

On-site sewage pump systems may be installed when necessary and maintained by the owner.

#### **4.14. Combined House Drain Responsibility**

For multi-title or commercial developments with shared house drains, responsibility for maintenance is shared among property owners.

Combined drains are not permitted except for multi-title developments.

#### **4.15. Council Responsibility for Blockages**

If a blockage is located in the sewer extension or main line, Council will bear the cost of rectifying the issue.

## 5. Additional Notes

- a) Connections to trunk sewers require approval from the CEO, Director of Infrastructure Services or Manager Water.
- b) A Trade Waste Permit is required for wastewater discharges other than domestic sewage.
- c) Multiple property connections require CEO, Director of Infrastructure Services or Manager Water approval.

## 6. 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.

## 7. Delegations

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

- *Water Supply (Safety and Reliability) Act 2008*