

Sewerage Connection Policy

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Responsible Officer	Manager Water and Waste	Date Approved:	15/05/2024
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Author:	Coordinator Governance & Compliance	Commencement:	15/05/2024

1. PURPOSE

To establish a principled framework for connection to and disconnection from Council owned sewerage infrastructure (**Council sewerage network**).

2. SCOPE

This policy applies to all sewerage service areas within the Mareeba Shire Council local government jurisdiction. This policy does not apply to non-service areas. This policy does not apply to Notifiable Works (Form 4 works) as defined under plumbing legislation which may be undertaken by a licenced plumber commissioning additional fixtures or decommissioning existing fixtures in a premises. This policy should be read in conjunction with Council's *Sanitary Drainage Policy*.

3. POLICY STATEMENT

Mareeba Shire Council is the registered service provider for the **Council sewerage network** located within the **service area**.¹

Permit Works

Queensland plumbing and drainage legislation provides that persons must not undertake regulated **Permit Works** without a permit approval in place.² Persons seeking to connect to or disconnect from the Council sewerage network must lodge an application for Permit Works (Form 1 Permit Work) for which Council approval is required.

1. Connections—existing property service in place

Where an existing **property service** is in place, the following will apply:

¹ See *Water Supply (Safety and Reliability) Act 2008* (Qld) s 20 and 22.—Council is a registered service provider.

² See *Plumbing and Drainage Act 2018* (Qld) s 66. See also *Water Supply (Safety and Reliability) Act 2008* (Qld) ss 191, 192(1).

Human Rights Compatibility Statement

The *Human Rights Act 2019* (Qld) (HR Act) came into effect on 1 January 2020 and will mean fairer laws, policies and practices by public entities when dealing with the community on a day-to-day basis. This policy has been drafted to align with section 8 and sections 15-37 of the HR Act.

- An application for Permit Works must be received by Council in the prescribed form and be accompanied by the required documentation along with payment of the relevant fee.³
- All applications for Permit Works are subject to assessment by Council's delegated officer.
- Approved Permit Works are subject to inspection by Council's delegated officer.

2. Connections—no existing property service in place

In circumstances where no existing property service is in place, a Wastewater Service Quotation Request form must be lodged, and the following will apply:

- All applications are subject to an individual assessment and quotation by Council.
- Application approval is subject to applicant acceptance of quotation and payment of all fees.
- Submission of a Wastewater Service Quotation Request does not constitute approval to commence Permit Works.
- An application for Permit Works must be received by Council in the form prescribed and be accompanied by the required documentation along with payment of the relevant fee as outlined in section one (1) above.
- Approved Permit Works are subject to inspection by Council's delegated officer.

3. Disconnections

Where a connection is no longer required, the following will apply:

- An application for Permit Works must be received by Council in the form prescribed and be accompanied by the required documentation along with payment of the relevant fee as outlined in section one (1) above.
- Approved Permit Works are subject to inspection by Council's delegated officer.

4. Combined connections—existing combined sanitary drain connections

A **combined sanitary drain** refers to a sanitary drain that services two or more adjacent properties which drains to a single property service connection point and then into the Council sewerage network. Combined sanitary drains typically exist in older parts of towns. A combined sanitary drain is not owned or maintained Council and State plumbing and drainage legislation assigns the maintenance responsibility for an existing combined sanitary drain to the relevant property owners.⁴ In this context, combined sanitary drains are considered private plumbing. New connections to an existing combined sanitary drain will not be permitted.

³ See *Plumbing and Drainage Regulation 2019* (Qld) s 44(1) and 52(2). Prescribed form—Form 1 Permit work application for plumbing, drainage and on-site sewerage work. For relevant fee, see Council's Schedule of Fees and Charges.

⁴ See *Plumbing and Drainage Act 2018* (Qld) s 70. See also *Plumbing and Drainage Regulation 2019* (Qld) s 107.

Works to combined sanitary drains

Property owners seeking to conduct works to alter, disconnect from or decommission an existing combined sanitary drain should carefully consider the impact of their proposal upon other premises connected to the combined sanitary drain and contact Council for a pre-assessment prior to making a final decision on works. Assessment of an application for works to a combined sanitary drain is dependent upon the nature of the proposed work. Assessment will consider the discharge capacity and size of the combined sanitary drain along with the number of premises connected.

Where a property owner seeks to alter, disconnect from or decommission a combined sanitary drain, the following will apply:

- An application for Permit Works must be received by Council in the form prescribed and be accompanied by the required documentation along with payment of the relevant fee as outlined in section one (1) above.
- All applications for Permit Works are subject to assessment by Council's delegated officer.
- Where a development approval is required, the applicant will be required to disconnect from the combined sanitary drain.
- Where a property owner disconnects from a combined sanitary drain and there are other upstream properties connected to the drain, the property owner disconnecting will be required to provide a new sewerage connection to those properties as well as their own.
- Where the proposed works are for conduct of alterations and the works are assessed as falling within the allowable discharge capacity of the existing combined sanitary drain, Council may require that the existing combined sanitary drain is replaced boundary to boundary within the subject lot or that the applicant disconnect from the combined sanitary drain.
- Permit approval is subject to applicant acceptance of any conditions imposed by Council upon the approval.
- A combined sanitary drain must remain operational for all connected premises while the approved Permit Works are undertaken.
- Approved Permit Works to a combined sanitary drain are subject to inspection by Council's delegated officer.

Note that work conducted by a licensed plumber on a sanitary drain to clear a blockage does not require permit approval.

4. REPORTING

Nil reporting required

5. DEFINITIONS

Delegated person—means a person holding delegated authority from the Chief Executive Officer of Council to perform a function under specific legislation.⁵

Combined sanitary drain—means a sanitary drain for receiving discharges from 2 or more neighbouring premises, other than a sanitary drain owned by Council for the premises.⁶

Connection point—means a point where the Council sewerage network connects to a sanitary drain.

Council—means the Mareeba Shire Council including all elected representatives, employees, contractors, volunteers, a Standing or Joint Standing Committee, committee members and any entity under direct Council ownership, management, sponsorship or financial control.

Council sewerage network—means the main sewerage infrastructure network that services the entire town service area.

Permit Works—means the undertaking of works for the purpose of connecting to, disconnecting from or altering a connection to Council's sewerage infrastructure.

Property service—means a junction, bend, pipe, jump up or graded jump up required to connect a sanitary drain to the Council sewerage network.⁷

Sanitary drain—means a drain network used to carry sewage from individual premises (private property—property not owned by Council) to the Council sewerage network.⁸

Service area—means those areas within Council's jurisdiction declared by Council to be an area within which a sewerage service is provided to the entire community.⁹

Sewage—means waste water and excrement conveyed in sewerage pipes.¹⁰

Sewerage—means a network of pipes existing for the purpose of carrying sewage.¹¹

6. RELATED DOCUMENTS AND REFERENCES

Local Government Act 2009 (Qld)

Plumbing and Drainage Act 2018 (Qld)

Plumbing and Drainage Regulation 2019 (Qld)

⁵ See *Local Government Act 2009 (Qld)* s 202.

⁶ See *Plumbing and Drainage Regulation 2019 (Qld)* sch 10.

⁷ See *Water Supply (Safety and Reliability) Act 2008 (Qld)* sch 3.

⁸ See *Plumbing and Drainage Act 2018 (Qld)* sch 1. 'sanitary drain' and 'sanitary drainage' combined and modified for use in the context of this policy.

⁹ See *Water Supply (Safety and Reliability) Act 2008 (Qld)* s 161.

¹⁰ *Ibid* sch 3.

¹¹ *Ibid*.

Sanitary Drainage Policy (MSC)
Water Supply (Safety and Reliability) Act 2008 (Qld)

7. REVIEW

It is the responsibility of the Manager Development and Governance to monitor the adequacy of this policy and implement and approve appropriate changes. This policy will be formally reviewed every four (4) years or as required by Council.