



2.04 Wastewater Infrastructure Policy

*A printed copy of this policy may not be current as Toowoomba Regional Council regularly reviews and updates its policies. The latest controlled version can be obtained from the Policy Register in the policy section of Council's intranet or by contacting Council's Coordinator Governance and Legal Services for a hard copy of the latest version. **A hard copy of this electronic document is uncontrolled.***

Where there is a delegation identified in this policy, the reader will need to confirm if an alternative delegation exists in any Register of Delegation. If there is a perceived conflict between the delegation/s identified in this policy and of those contained in a Register of Delegation, then the delegation/s in the Register takes precedence. The Chief Executive Officer will, if necessary, be the sole arbiter in resolving any issues of conflict.

1. Purpose

This policy provides a framework to guide development affecting new and existing water infrastructure across Toowoomba Regional Council.

2. Applications

The policy applications are limited to:

- Sewer applications
- Sewer siting / Build Over Services
- Sewer connections
- Sewer extensions
- Sewer disconnections
- Design of sewer systems
- Construction of sewer systems
- Easements
- Maintenance

3. Scope

The scope of this wastewater Infrastructure policy is to ensure that:

- a. The Development near Sewerage, Water supply and Stormwater drainage and associated infrastructure does not:
 - Adversely impact the function of the service.
 - Place an additional load on the service; or
 - Unduly increase future maintenance costs.
- b. Adequate access is provided to all Sewerage, Water supply and Stormwater drainage and associated infrastructure for future maintenance.

4. Content

4.1 Sewer Applications

- 4.1.1 All applications are to be made in accordance with the Plumbing & Drainage Act 2018. Such an approval under this Act is deemed an approval under the Water Supply (Safety & Reliability) Act 2008.
- 4.1.2 If a lot reconfiguration occurs such that the sewer is compromised by the building envelope, the rerouting or replacement of the sewer must be completed at no cost to Council during the RAL phase. This includes the creation of Hatchet lots and similar developments.

4.2 Sewer Siting / Build Over Services

- 4.2.1 Where works to be constructed over or near Council infrastructure that comply with the Acceptable Solutions under the *"Business Queensland, Queensland Development Code, Mandatory Policy 1.4 (QDC MP1.4)"* no application for "Sewer Siting" is required.

4.2.2 For Class 1 single unit residential buildings only and where a sewer is located in such a position that the amenity of the allotment is compromised, sewer rerouting or renewal/replacement of the sewer must be undertaken by Council at Council's cost

4.2.3 Where the deemed to comply requirements of QDC MP1.4 cannot be met; a *Sewer Siting* is required. Council's Hierarchy of assessment is as follows.

1. Redesign the development to ensure required clearances to Council's sewer infrastructure are met.
2. Relocation of sewer infrastructure to a Council standard sewer main alignment so that is not impacted by the development.
3. If the above is not possible, Council may consider providing discretion to Build over Infrastructure on a case-by-case basis.
 - a. Build Over or Near Infrastructure may require renewal of infrastructure. For a building aside from a class 1a single storey, single detached dwelling or Class 10 that is to be constructed, sewer relocation and renewal costs must be undertaken at no cost to Council.
 - b. Council does not generally provide discretion for multi-storey buildings over sewer. These will require assessment on a case-by-case basis.
 - c. If the requirement to build over or near sewer has occurred due to the replacement of a hatchet lot, renewal or rerouting must occur at no cost to Council. This should occur as per CI4.1.2 in the first instance.
 - d. Developments that substantially increase the area of sealed driveway or car parking over Council service mains may be subject to Development Conditions that include Council sewer infrastructure rerouting or renewal.
 - e. Large water tanks or other vessels should be located clear of sewer mains and where they cannot, may require sewer infrastructure rerouting or renewal.

4.2.4 Council does not provide discretion from MP1.4 for the following build over or near Council services situations:

- Multi-storey constructions built over sewer;
- Construction within a maintenance hole clearance zone;
- Construction within connection infrastructure clearance zone/s;
- Construction within clearances of sewers built on standard alignments;
- Swimming Pools.

Any construction in these circumstances must comply with Queensland Development Code Mandatory Policy 1.4.

4.2.5 All work associated with the relocation or renewal of sewer infrastructure shall be carried out by TRC prior to the commencement of any building works by the developer. Relocation of sewer infrastructure or renewal and protection of sewer infrastructure as a result of commercial/industrial development or subdivision must be at no cost to Council.

4.2.6 All work on existing infrastructure or live sewer works in relation to connections, relocation, renewal, maintenance and/or repair must be carried out by Council or its approved contractors only.

4.2.7 Works identified as "no cost to Council" will be carried out by Council under a Private Works Quote Arrangement.

4.3 Sewer Connections

- 4.3.1 For subdivisions, the full cost of connecting new sewers and providing property connections to existing infrastructure shall be at no cost to Council.
- 4.3.2 Requests for connections larger than the standard connection will be considered by TRC upon written request. All connections other than a standard connection will require a written quotation as per Fees and Charges.
- 4.3.3 The maximum number of sewer connections to any one property is one (1) unless otherwise approved by Council. This does not apply to existing properties not undergoing significant development and that already have multiple existing connections.

4.4 Sewer Extensions

- 4.4.1 For subdivisions, the full cost of sewer main extensions is the responsibility of the developer.
- 4.4.2 The property owner is to meet the full cost of sewer main extensions to service a private property.

4.5 Sewer Disconnections

- 4.5.1 Applications must comply with section 4.1.
- 4.5.2 Sewer disconnections may be considered by Council upon written request. The applicant is responsible for all costs associated with the disconnection.
- 4.5.3 Disconnection of sewer services to blocks with an existing sewered structure will not be approved.

4.6 Design of Sewerage systems

- 4.6.1 Design of sewerage systems shall be in accordance with the current Water Services Association of Australia (WSAA) Codes (1-5) and Toowoomba Regional Council addendum for WSA 02.

4.7 Construction of Sewerage systems

- 4.7.1 Construction of sewerage systems shall be in accordance with the current Water Services Association of Australia (WSAA) Codes (1-5) and Toowoomba Regional Council Addendum for WSA 02.
- 4.7.2 The full cost of the sewerage system shall be at no cost to Council, including any modifications required to the existing sewerage system.
- 4.7.3 On Maintenance Inspections and Maintenance Period
The purpose of On Maintenance Inspections including CCTV Inspections is to ensure the works have been constructed in compliance with the approved plans and specifications.

On Maintenance CCTV Inspections will be carried out for all new underground sewer infrastructure by Council or Council approved Contractor at no cost to Council. Works approved for 'On Maintenance' will be placed 'On Maintenance' for a minimum period

of 12 months, or as otherwise advised by Council, from the date of formal notification by Council.

During this period, responsibility and liability for rectification of defects and for any damage that may occur, regardless of the cause, lies with the Developer, not the Council. Steps must be taken by the developer to prevent damage occurring during the maintenance period including damage likely to be caused during onsite construction.

On Maintenance CCTV Inspections will be carried out by Council or Council Approved Contractor at no cost to Council.

CCTV must be undertaken in accordance with Annexure 1.

4.7.4 Council Off Maintenance Inspection

The purpose of the 'Off Maintenance inspections including CCTV Inspections' are to ensure that the constructed works have performed satisfactorily during the 'Maintenance Period'. Any further defects identified during Off Maintenance Inspections are to be rectified at no cost to Council before works are certified as being Off Maintenance.

Off Maintenance CCTV Inspections will be carried out by Council or Council Approved Contractor at Council cost.

CCTV must be undertaken in accordance with Annexure 1.

4.7.5 Defects in Live Sewers

Any defects identified in live sewers during the Maintenance period are to be rectified by the Council at no cost to Council. Any subsequent CCTV inspections will be at no cost to Council.

4.8 Easements

4.8.1 All sewerage infrastructure greater than DN225 gravity sewers and all pressure pipelines in private properties shall be located in easements.

Easement width will be determined by TRC to ensure access for maintenance.

4.8.2 The easement instrument must reserve the right to enter the easement at any time without notice for the purpose of constructing, extending, maintaining, controlling, managing the work, inspecting or replacing.

4.8.3 Buildings or other structures shall remain clear of easements.

4.9 System Maintenance

4.9.1 In the case of a house drain blockage, the property owner is responsible for rectification work at owner's cost.

4.9.2 If the blockage is found to be in the extension or main line, rectification work will be carried out at the cost of TRC.

4.9.3 TRC will not accept responsibility for any costs incurred by the owner in relation to locating the blockage where the blockage was found to be located in the house drainage.

4.10 Maintenance Structures

- 4.10.1 Where a property owner requires a change in level of a maintenance structure located within their property and forming part of TRC's sewerage reticulation system be altered, such alteration is to be carried out by TRC at the property owners expense. Unobstructed maintenance access should be provided to Council's sewer infrastructure at anytime (24/7).

5. Responsibilities/accountabilities

N/A

6. Relevant laws

[Water Act 2000](#)

[Water Supply \(Safety & Reliability\) Act 2008](#)

[Plumbing & Drainage Act 2018](#)

[Queensland Development Code MP1.4](#)

7. Related policies/documents

1.01 Strategic Policy

4.09 Enterprise Risk Management Policy

8. Related Attachments

[Toowoomba Regional Council Addendum to the WSA Code 02 for Sewerage DM#9965494](#)

9. Definitions

Term	Definition
Council	Toowoomba Regional Council
Standard Connection	A DN100 property connection made to an existing DN150 or DN225 sewer within the property boundary.

10. Policy details

Policy Category	Council Policy
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11. Revision history

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