

Sewer Extensions/Connections to Service New Developments

Date of Council Resolution

These guidelines were adopted by Council on 22 March 2006, in accordance with section 2.3(2) of the Planning Scheme.

Purpose of the Guideline

This guideline is primarily intended to encourage the provision of reticulated sewerage to service small developments which adjoin or are situated in close proximity to a reticulated sewerage network.

Regardless of the provisions contained in this guideline, it is expected that all major forms of urban development will be required to be provided with a reticulated sewerage network in accordance with the requirements of the Ipswich Planning Scheme.

Council's Implementation Guidelines are intended to apply a standard approach to the interpretation and implementation of the relevant aspects of the Planning Scheme. They offer a degree of certainty and formality to applicants, Council and the community. Where an applicant is proposing a variation to the guidelines the onus is on the applicant to demonstrate the facts and circumstances to support the variation.

Guidelines

1. Land within close proximity to an Existing Sewer

Where an existing building or a proposed building or building envelope is—

- (a) situated within close proximity (e.g. 100 metres) to an existing sewer; and
- (b) is capable of being served by gravity from that sewer;

a sewer extension or sewer connection will be required as a condition of development approval for an 'urban type use'.

2. Urban Type Uses

For the purpose of this Implementation Guideline an 'urban type use' includes—

- (a) a single residential, dual occupancy or multiple residential use;
- (b) reconfiguring a lot, which creates at least one (1) additional lot;
- (c) a commercial, industrial or business use involving the erection of a building which includes plumbing fixtures; or
- (d) a recreation, entertainment or community use involving the erection of a building which includes plumbing fixtures.

3. Liaison with Intervening Property Owners

In order to maintain good neighbourhood relations, it is strongly recommended that written agreement be obtained from intervening property owners to ensure access and connection between a development site and an existing sewer.

4. Pre-Lodgement Meetings

A pre-lodgement meeting with Council Planning Officers is recommended prior to the submission of any development application.