

Building Over or Near Sewerage Infrastructure

Fact Sheet

Building over or near sewerage infrastructure

If you plan to build a new structure close to an existing sewer within your property or within an adjoining property, you may need an approval to build near Council's sewerage infrastructure. Council aims to let you use your property without unnecessary constraints. However, Council must also ensure the works you propose do not impede the current and future ability to provide safe and reliable sewerage services for the community. This includes ensuring any work does not damage Council's infrastructure and adequate access for operation and maintenance purposes is maintained.

BOONRI Applications

From 1 November 2013 Mandatory Provision (MP) 1.4 Building Over Or Near Relevant Infrastructure (BOONRI) of the Queensland Development Code (QDC) provides the Performance Criteria and Acceptable Solutions for carrying out any building works over or near Council's infrastructure. Please refer to the QDC MP 1.4 at for all details:

<https://www.hpw.qld.gov.au/SiteCollectionDocuments/QDC/MP1.4BuildingOverOrNearRelevantInfrastructure131213.pdf>

If your proposal for building works complies with the requirements MP 1.4 your proposal can be assessed by a Private Certifier as a part of a building application. However, if your proposal does not comply with MP 1.4 a separate application (concurrence agency referral) with Council will be required.

How can I be sure if I require referral to Council?

- Check first with your Private Certifier
- Check with your Planning Consultant or Engineer
- Call Water Development Services on 3412 4468 or via email to waterda@logan.qld.gov.au

For more information

Phone **3412 3412**

Visit www.logan.qld.gov.au

Email council@logan.qld.gov.au

If I need to lodge an application with Council what type of application will be required and how do I lodge it?

If a proposal requires a build over or near sewerage infrastructure component and a planning scheme assessment eg. boundary relaxation or amenities and aesthetic assessment the following development applications can be lodged (where relevant):

- BWAP
- MCUC
- RoL
- OW

For these application types Council will assess any BOONRI component concurrently with these development applications as an internal referral agent, provided adequate information is provided. There are no additional fees with these types of applications to consider any BOONRI component.

If your proposal does not require a planning scheme assessment i.e. it only involves building matters, the building over or near relevant infrastructure will require referral to Council as a concurrence agency. The concurrence agency response is required before the Private Certifier can issue a building approval. The following application type will be required:

BOONRI – Building Over Or Near Relevant Infrastructure

Relevant DA Form 2

<https://planning.dsdmip.qld.gov.au/planning/better-development/application-forms-and-templates>

Accompanying Council Application Form- BOONRI Checklist Located:

<https://www.logan.qld.gov.au/planning-and-building/planning-and-development/water-and-sewerage>

For relevant fees and charges for BOONRI Application refer : <http://www.logan.qld.gov.au/environment-water-and-waste/water/home-users/fees-and-charges>