

Connections Policy

Statutory

Council

Administrative

Policy Owner:	Director – Transport and Water Services
Effective Date:	
Strategic Alignment:	<p><i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> South-East Queensland Water Supply and Sewerage Design and Construction Code</p> <p>Metering</p> <p>Water Sub-metering for Multi-Unit Properties Policy Water Sub-Metering for Multi-Unit Properties Guidelines</p> <p>Trade Waste</p> <p>Sewer Admission Standards Pre-Treatment Requirements Trade Waste Approval Conditions Charging Framework and Rates</p> <p>The above metering and trade waste documents are available on Logan City Council’s website.</p>

1. Purpose

To comply with section 99BO of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* this Connections Policy states Logan Water’s (as Council’s water service provider) policy for connections, disconnections and alterations to its infrastructure networks for its water service and wastewater service, including—

- (i) the areas (each a connection area) in which Logan Water guarantees to provide connections that comply with its connection criteria to its water service or wastewater service;
- (ii) the areas (each a future connection area) in which Logan Water intends to extend its infrastructure network;
- (iii) the circumstances in which the Logan Water may approve connection outside a connection area; and
- (iv) Logan Water’s criteria for providing connection, with or without conditions, to its water service or wastewater service.

2. Scope

This Connections Policy applies to any business or person who intends to connect to, or disconnect from, or alter Logan Water’s water and wastewater infrastructure.

3. Policy Statement

This Connection Policy includes:

- plans of the connection area in which Logan Water guarantees to provide connections that comply with its connection criteria;
- plans of the future connection area in which Logan Water intends to extend its infrastructure network;
- the circumstances where Logan Water may approve a connection outside its connection area;
- the process and typical conditions for a connection to Logan Water's water and wastewater infrastructure;
- the process and typical conditions for the disconnection and/or alteration of an existing connection; and
- other related matters about connections.

4. Principles

Connection area and future connection area

Logan Water guarantees a connection to premises located in the connection area where it is technically feasible and the land use satisfies the Logan City Council's planning scheme and/or other planning instruments, including any conditions of approval. A network's connection area includes all premises levied a utility charge for that particular service (water service charges and/or wastewater (sewerage) charges).

The connection area will expand as new properties are connected to Logan Water's networks and upon further infrastructure planning by Logan Water where it identifies areas that can be connected to Logan Water's networks. Logan Water will regularly review and update the connection area maps.

Connection to a network is not guaranteed for any premises outside the connection area, including areas identified within the future connection area. The future connection area is the area that Logan Water intends to service but is likely to require further investigation and planning before it can be considered for inclusion in the connection area.

The plans for the connection area and future connection area are available on Logan City Council's website.

Approvals and Conditions

Where a development requires a connection to the water supply and/or the wastewater network and the development is categorised as:


- accepted development; or
- an existing lawful use,

the appropriate building and/or plumbing approvals will need to be sought and approved by Logan City Council, prior to making an application for a connection.

For other types of development, a Logan City Council development approval will often be required in addition to the appropriate building and plumbing approvals. The development approval will often have water supply and wastewater conditions that need to be satisfied including the provision of a connection, or disconnection and/or alteration of a network or property service connection.

A Plumbing and Drainage Application shall be lodged with the Council where a private sanitary drain is proposed to be connected to a property service connection. The proposal shall comply with the requirements of the Queensland *Plumbing and Drainage Act 2018* and the Plumbing Regulation 2019.

After obtaining the relevant approval(s) as detailed above, a private works application must be lodged



with the Logan City Council for any connection, disconnection or alteration to a network or property service connection.

A private works application can be lodged on Logan City Council's website.

Private works application for a connection

An application to make a connection to, disconnection from or to alter an existing connection will require a private works application to be lodged with the Logan City Council.

A private works application must be accompanied by the relevant Logan City Council stamped approved plan(s). The applicant will often receive the stamped approved plan(s) as part of their planning, building and/or plumbing approval from the Logan City Council.

It should be noted that there are usually costs associated with the connection works, including a network contributions charge and a network connection charge as a condition of the private works application approval.

Details of the private works application process and the application form are available on the Logan City Council website.

As part of the private works application process, an applicant may request their contractor to undertake the connection works and have the Logan City Council audit and inspect the connection works. This delivery approach is referred to as developer-delivered live connection works. The request is made on the same private works application form; however, additional information will be required with this application.

Details of the developer-delivered live connection works are available on Logan City Council's website.

When considering a private works application for a connection, the Logan City Council will have regard to any infrastructure agreement or conditions of an approval concerning water supply and wastewater infrastructure and whether that agreement or conditions of approval have been fulfilled. Regard will also be had to any outstanding charges applicable to the premises. A further important consideration for Logan Water will be whether the premises is located in the connection area for that network.

Once the Logan City Council has reviewed the application, a notice will be sent to the applicant detailing their application number and any additional information, if required. If the cost for the connection is a fixed cost in the Logan City Council's Register of Cost-Recovery Fees and Schedule of Commercial and other Charges (available on the Logan City Council's website) then the costs will also be advised at this time.

Where the cost for the connection is price on application (POA), the target is for the Logan City Council to provide a quotation within 3–4 weeks after all the information required to assess the request has been received.

Private works application for water supply disconnections

If a premises no longer requires a water connection, the Logan City Council may agree to disconnect the existing service and remove the meter. Water supply charges for being able to be provided with water services will still apply unless approved in writing by the Logan City Council.

A quotation for the disconnection is made under the same private works application form.

Private works application for wastewater disconnections

If a premises no longer requires a wastewater connection, the pipe connecting to the wastewater network must be disconnected. Property owners can request a quotation for Council to carry out this work under the same private works application form. Wastewater charges for being able to be provided with wastewater services will still apply to the premises unless otherwise approved in writing by the Logan City Council.

Premises inside the connection area

A connection to premises located in the connection area is guaranteed where:

- the connection complies with the relevant connection criteria;
- it is technically feasible; and
- the land use satisfies the Logan City Council planning scheme and/or other planning instruments, including any conditions of an approval.

The plan of the connection area is available on Logan City Council's website.

The connection criteria where a connection is guaranteed is available on Logan City Council's website.

Premises outside the connection area

Connection to a network is not guaranteed for any premises outside the connection area, including areas identified within the future connection area. The future connection area is the area where water supply and wastewater networks are intended to extend but this area is likely to require further investigation and planning before it can be considered for inclusion in the connection area.

The Logan City Council may agree to a connection for a premises outside Logan Water's existing connection area, including the future connection area. However, the Logan City Council will have regard to additional matters when considering such a request including but not limited to:

- the proximity of the premise to the existing network;
- the technical feasibility of providing a connection;
- the capacity of the existing network infrastructure to service the premises;
- any future infrastructure planned to be provided in that area and the timeframe for its provision.

If the Logan City Council agrees to a connection for a premises outside of the connection area, the applicant will be required to pay all associated costs. This may include, but is not limited to, additional costs for the extension, upgrading and/or re-aligning of the existing network.

Where the premises is an existing lawful use outside the connection area and has not previously made an infrastructure contribution, the Logan City Council is likely to require a network contribution charge be paid for the premises as part of the network connection charge.

The connection criteria where the Logan City Council may approve a connection outside the connection area, is available on Logan City Council's website.

Typical development conditions

The Logan City Council will liaise with Logan Water when assessing a development application that involves water supply and/or wastewater aspects. The Logan City Council will assess the development application regarding the potential impacts on the water supply and wastewater networks. This may result in conditions with respect to water supply and wastewater being included in the development approval or compliance permit. These conditions may require water supply and wastewater infrastructure be provided by the applicant, at the applicant's cost, to enable the development to be connected to the relevant network(s).

The following is a list of the typical conditions that may apply include but are not limited to the applicant:

- providing new and upgraded water supply and/or wastewater infrastructure for the purpose of connecting the development to the relevant network(s). This may include the provision of infrastructure external to the premises;
- paying all costs associated with providing water supply and/or wastewater infrastructure

- required to connect development to the relevant network(s). This includes additional costs associated with extending, upgrading or re-aligning the relevant network(s);
- paying the cost of connecting the new and upgraded infrastructure to the live network(s);
 - paying the cost of installing new service connections and meters to the premises;
 - designing and constructing any water and/or wastewater infrastructure in accordance with the SEQ Water Supply and Wastewater Design and Construction Code; and
 - seeking further approvals, such as trade waste approval where relevant.

A more comprehensive list of the typical conditions that may apply is detailed in the Logan City Council document titled 'Standard Development Approval Conditions.' This document is available on the Logan City Council's website.

To fulfil these development conditions, the applicant will, in most instances, need to make a subsequent application for a connection(s).

Other Connection Related Matters

Filling stations

Logan City Council have a number of water filling stations. Water filling stations are for residential customers and commercial water carriers. Commercial water carriers wishing to access a higher volume of water can apply for a metered standpipe (refer to the next section).

Details about the location of these filling stations and methods of payment can be found on Logan City Council's website.

Metered standpipes

An application can be made for a metered hydrant standpipe that allows potable water to be drawn in bulk directly from Logan Water's water network in accordance with the following criteria:

- water users must be a registered business;
- water users hold an approved Logan City Council permit; and
- water users will require a backflow certificate for backflow protection.

More details and the application form about applying for a metered standpipe are available on the Logan City Council's website.

Trade waste

All businesses that generate trade waste and discharge it to the wastewater network must have a current trade waste approval from the Logan City Council. Discharging waste to the wastewater network without a trade waste approval is illegal and can incur penalties. The trade waste approval stipulates the conditions for discharging trade waste into the wastewater network. The approval is issued to the waste generator and the property owner and is not transferable.

An application for a trade waste approval can be made by lodging a discharge of trade waste form with the Logan City Council. Applicants must ensure that all development approvals (e.g., development, plumbing and drainage approval) have been obtained from the Logan City Council prior to lodging the application for approval to discharge trade waste.

Details about trade waste approval conditions, sewer admission standards, pre-treatment requirements, and trade waste information are available on Logan City Council's website.

5. Application of this Policy

This policy is to be consistently applied by way of the Connection Criteria at Schedule 1.

6. Human Rights

Council does not consider that any human rights are impacted by this policy.

7. Definitions

The following definitions apply to this Policy.

TERM	DEFINITION
alteration	has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>
applicant	means the applicant for the application under Schedule 2 and may include the property owner, property owner's authorised agent, or property developer.
connection	has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> and means: (1) a property service connection, or (2) a network connection.
Connection area	has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
Future connection area	has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
Infrastructure	has the meaning given to water and/or wastewater infrastructure in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
Local government	has the meaning in the <i>Local Government Act 2009</i> .
Network connection	has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> and means: (1) the connection of network infrastructure to Logan Water's infrastructure to supply a water service or wastewater service; and (2) the disconnection of network infrastructure from Logan Water's infrastructure to stop supply of a water service or wastewater service; and (3) the alteration of network infrastructure; and (4) works for the matters mentioned in paragraph (1), (2) or (3) to extend or upgrade Logan Water's infrastructure.
Network connection charges	This charge is the costs to provide the property service connection and/or the network connection. This may include, but not limited to, works associated with the planning, design, project development, and delivery (including materials and labour) of the property service connection and/or the network connection.
Network contribution charge	This charge is a contribution towards the costs of providing local government trunk infrastructure. The charge is calculated based on the demand the proposed connection will place on the trunk infrastructure network.
Owner	has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
Planning Act	means the <i>Planning Act 2016</i> .
Planning assumption	for Logan Water as a corporate entity (service provider), has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
Private works application	means the application made to Logan City Council to make a connection, disconnection and/or alteration to the existing water or wastewater network.

property service connection	has the meaning in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> and means: (1) the connection of property service infrastructure to a local government's water infrastructure to supply a water service or wastewater service (2) the disconnection of property service infrastructure from a local government water infrastructure to stop supply of a water service or wastewater service (3) the alteration of property service infrastructure that is part of a Local government's water infrastructure.
Sanitary drain	has the meaning in the <i>Plumbing and Drainage Act 2018</i> .
Utility charge	the meaning is in accordance with section 99 (Utility charges) of the Local Government Regulations 2012.

8. Document Control

Version Number	Description of Change	Author / Branch	Effective Date
1.0		Daniel O'Brien, Logan Water in consultation with, Cooper Grace Ward Lawyers	

Schedule 1 – Connection criteria


Connection criteria where connection is guaranteed

1. The property must be located in the connection area as identified on the plan in Schedule 5 of the Water Netserv Plan. For clarity, the following areas and land uses as defined in the Logan City Council planning scheme, have been excluded from the connection area:
 - cemetery;
 - community facilities zone;
 - emerging community zone;
 - environmental management and conservation zone;
 - future industry;
 - golf course;
 - large lot residential precinct;
 - areas outside the priority infrastructure area;
 - recreation and open space zone;
 - rural and rural residential zone;
 - rural activities;
 - school and hospital;
 - transport corridors; and
 - sites with known servicing issues.
2. The connection is to service a single lot. However, two water property service connections are required to service a lot with secondary dwellings, auxiliary units or dual occupancies as defined in the Logan City Council's planning scheme.
3. All relevant planning, building and/or plumbing approval(s) have been obtained and are current at the time of making a request for a connection. All relevant conditions of the approval(s) have been satisfied to enable the connection to be provided. This includes obtaining approval where required from the Department of Transport and Main Roads for infrastructure works within a State-controlled road and obtaining the relevant property owners' consent for infrastructure works to be carried out within private property
4. Any extension or upgrade required to infrastructure network as required by the relevant approvals have been completed, accepted and ownership transferred in accordance with the relevant approval(s). These infrastructure works must be constructed in accordance with the *SEQ Water Supply and Sewerage Design and Construction Code*.
5. All required charges including network connection charges and application fees associated with the provision of a connection have been paid.

6. The lot to be connected and/or the route of the infrastructure required to provide the connection must not be constrained to the point that it is not technically feasible or practical to provide the connection. Site constraints may include, but are not limited to:
 - physical obstructions
 - environmental constraints
 - site or ground conditions
 - safety risk; and
 - legislative or regulatory restrictions including protecting vegetation.
7. Property service connection must be made to a network connection of not more than:
 - a. DN250mm for water supply; and
 - b. DN225 wastewater.
8. The desired standards of service stated in section 4 of the Water Netserv Plan must be achieved at the point of supply. For water supply, the property owner must install enough water storage tanks and pumps onsite to ensure that desired standard of service in the water supply network is still achieved while satisfying their onsite firefighting needs. For wastewater, the entire site must be commanded by the connection(s) using gravity pipes.
9. The connection must service development that is consistent with the planning assumptions stated in section 2 of the Water Netserv Plan.

Connection criteria where Council may approve a Connection Outside its Connection Area

1. The above connection criteria where a connection is guaranteed in sections 2 to 9, have been satisfied.
2. The infrastructure planning has been undertaken to determine the infrastructure required to provide the connection.
3. For a site outside the priority infrastructure area, it is envisaged that an independent infrastructure servicing plan has been prepared by an RPEQ and approved by Logan Water. The infrastructure servicing plan may:
 - review previous water and/or wastewater planning;
 - identify potential servicing options, including the current strategy as the base case;
 - identify infrastructure sizing, alignments and staging for the various servicing options;
 - assess the feasibility of these servicing options, where appropriate, this may include:
 - ecological/environmental survey
 - flooding study
 - land acquisition assessment
 - community impact assessment
 - constructability and operational assessments
 - determine the impact on the existing infrastructure;
 - determine the financial implications for the various servicing options e.g., the bring forward or deferral of



infrastructure works, and increase or reduction in operational and maintenance costs;

- undertake a net present value (NPV) assessment for these servicing options;
- identify non-cost impacts of these servicing options; and
- undertake a multi criteria assessment of these servicing options.

Favourable consideration for a connection is likely where the infrastructure servicing plan evidences the connection:

- supports the efficient, effective and timely delivery of infrastructure;
- utilises spare capacity without adversely impacting development within the connection area, the future connection area and approved developments outside the connection area;
- reduces upfront capital costs and whole of life cycle costs;
- minimises temporary infrastructure works that will be abandoned/decommissioned;
- minimises operational issues and costs;
- makes maintenance easier to access and at a lower cost;
- increases land that can be developed by reducing the area required for easements;
- supports the logical and orderly sequencing of infrastructure;
- improves Council's financial position; and
- achieves the desired standards of service.