[Applicant Company Name]

[Applicant Street Address]

[Applicant Address SUBURB]

[Applicant STATE, POSTCODE]

[Applicant Email Address]

Click to Enter Date.

Dear [Applicant Representative Name],

**RE: Unitywater Application No.:** [Application Number, e.g. 2018XXXXXX ACP]

**Development Estate Name:** [Estate Name, where applicable]

The Unitywater Decision Notice (Approval) for the referenced application is attached.

General information about the connection process is also available at [www.unitywater.com](http://www.unitywater.com).

If you have any queries about the application, please contact Unitywater by email at [development.certification@unitywater.com](mailto:development.certification@unitywater.com)or by phone on 1300 0 UNITY (1300 086 489).

Yours sincerely,

Select Responsible Officer.

**Development Certification Team**

**Unity**water

**DECISION NOTICE**

***South-East Queensland Water (Distribution and Retail Restructuring) Act 2009***

|  |
| --- |
| **Application Details** |

Connection Application No.: Unique ID Reference Number with suffix 'ACP' e.g. '2018012500 ACP]

Street Address: [Street Address] [Suburb] [STATE] [Postcode]

Property Description(s): [Lot #] [Plan #]

Local Government Area: Select Local Government Area.

Development Estate Name: [Insert where applicable]

Development Stage Number: [Insert where applicable]

|  |
| --- |
| **Decision Details** |

Decision: Select Decision.

Decision Date: Click to Enter Date.

Responsible Officer: Select Responsible Officer.

Accredited Entity: [Accredited Entity Name, Number]

Registered Certifier: [Registered Certifier Name, Number]

Certifier Category: Major Connections Certifier

Approval Phase: Connection Approval & Network Works Approval

Approval Type: Approval Type

Cross-Connection Hazard: Select Cross-Connection Hazard Rating. ***[Notes for Registered Certifier:*** *This item is only relevant for metered service connections that are not standard Ø20mm or Ø25mm residential property services in accordance with SEQ-WAT-1108-1, -1108-2, and -1108-3. Where not applicable, in the case of residential only subdivisions with standard metered services, select item ‘Not Applicable, network connections are only to residential single dwelling lots with standard metered water services (Low Hazard).’]*

Fire Service: Select Fire Service.***[Notes for Registered Certifier:*** *This item is only relevant for fire service connections to service residential multi-storey, commercial or industrial buildings or CTS developments. Where not applicable, in the case of residential only subdivisions with standard metered services, select item ‘Not Applicable, network connections are only to residential single dwelling lots with standard metered water services.]*

Description: *[****Provide adequate description of the development proposal and Approval relationship, e.g.:****]*

Maximum demand allocation for proposed Warehouse use [OR] Reconfiguration of a Lot (1 into XX lots);

Water Supply and Sewerage Network Works – design for construction of reticulation mains and property services;

Connection of Lots to Water Supply and Sewerage Networks – metered water services and sewerage property connections

Attachments: As referenced in the **Table of Approved Documents and Drawings** and the **Table of Documents and Drawings for Information Only**.

|  |
| --- |
| ***[Notes for Registered Certifier - Delete this ROW prior to submission]:*** *Use this section only where issuing an Amended Decision Notice, otherwise delete this section(table). All grey font text below is provided as a sample only for guidance.*  ***The header on page 2 above must be changed from ‘DECISION NOTICE’ to ‘AMENDED DECISION NOTICE’.***  *For the first amendment request, in the Description field on page 2, include text ‘Amendment 1’. Number other requests sequentially, i.e. Amendment 2, Amendment 3, etc.*  *For each amended condition in the amended decision notice, add* ***bold italic text*** *to the last line of the amended condition, for example:*   * ***Condition deleted by Unitywater on [insert date]****. Also, apply strikethrough font type to the condition title, body and timing.* * ***Condition added by Unitywater on [insert date]****.* * ***Condition amended by Unitywater on [insert date]****.* |
| **Amendments Included in This Decision Notice** |
| The Applicant requested an amendment to the water approval with proposed changes comprised of:  Amendment of design drawings to facilitate lowering of finished surface levels of two (2) lots – 384 and 392 – requiring lowering of associated sewerage property connections. Lot 384 property connection has been relocated from SW corner of the lot to NE corner into MH3/28. Lot 383 property has been relocated from NW corner of the lot to the SE corner to avoid passing under the lot retaining wall. Lots 392 and 393 twin property connection invert levels have been lowered.  Amendments to the Decision Notice are limited to:   * Condition *2.09 Provide structural certification for retaining walls* added; * Condition *2.11 Acceptance ‘On-Maintenance’ (Prior Stage Network Dependencies)* added; * Select drawing revisions amended, as referenced in the **Table of Approved Documents and Drawings**.   All other aspects of the water approval remain unchanged.  This Amended Decision Notice supersedes the former Decision Notice dated [insert original decision date]. The commencement date and lapse date [(insert original approval lapse date)] of the original approval period remain in effect.  **Effect of Amendment in accordance with section 99BRAK of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009***  If the condition is amended:   1. The amended condition/s takes effect when this notice is given; and 2. The amended condition/s are taken to be conditions of the original approval; 3. This notice does not extend the existing relevant period in effect for the development approval; and 4. A new Infrastructure Charges Notice may be given to replace the original Infrastructure Charges Notice. |

|  |  |  |
| --- | --- | --- |
| *[****Note for Registered Certifier:*** *The below conditions are for use in drafting the Decision Notice for submission of a Certified Package. Some conditions require the population of dimensions, locality, or other information, specific to the application. -* ***Delete this row prior to submission****.]* | | |
| **Conditions** | | |
| 1. **1. Connection Approval Conditions** | | **Timing** |
| This water approval authorises and is limited to connection of network infrastructure and property services infrastructure at [#insert Real Property Description(s)#] to Unitywater’s network infrastructure, and where relevant, the establishment of water supply and sewerage network works infrastructure, subject to the following conditions. | | |
| 1.01 | 1. *When approval lapses* |  |
|  | 1. This water approval lapses if the connection is not completed within 4 years after the date of this water approval. | At all times. |
| **Note: Any works, which directly or indirectly impact existing Unitywater Network Infrastructure or Assets, that are not identified within this connection approval, may be subject to other Unitywater approvals and may require, for example, a Planned Network Intervention (PNI) Application or a Private Works Application for supervision of works. It is the Applicant’s responsibility to identify all such Network Infrastructure and Assets and obtain Unitywater approval prior to commencement of any such works.** | | |
| 1.05 | *Connection(s) to Unitywater water supply or sewerage network(s)* |  |
|  | Submit a request to Unitywater for Private Works to perform the necessary water supply or sewerage live works network connection(s) for the development.  **Note 1:** Connections to the water supply network may only be carried out by Unitywater Private Works, or its authorised representatives, at the developer’s expense.  **Note 2:** Unitywater will not carry out the network connection works unless it is satisfied that all necessary approvals have been obtained and relevant payments of infrastructure charges have been made.  **Note 3:** Works on, or in close proximity to, existing Unitywater infrastructure require consultation with Unitywater Private Works prior to commencement of construction. Private Works shall be contacted (allow a minimum of five working days for processing) prior to commencing work. The requirement for a Planned Network Intervention (PNI) application will require additional processing time.  This condition is imposed under section 99BRDJ of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*.  **Advice:** Connections to the existing Unitywater sewerage network may be carried out in accordance with section 5.7.1 of the *Accreditation and Certification Manual*. | *[Connection Application only:]* After payment of the applicable infrastructure charges and payment of Unitywater Private Works’ quotation for the live works.  **OR**  *[Network Works Application only:]*  After the new water supply network infrastructure has been accepted ‘On-Maintenance’ by Unitywater. |
| 1.06 | *Approved maximum demand allocation* |  |
|  | Do not exceed the following maximum demand allocation for this development:   |  | | --- | | 1. **Water Supply:** [XX.X]EPW (Equivalent Persons, Water) | | 1. **Sewerage:** [XX.X] EPS (Equivalent Persons, Sewerage) | | 1. *Examples:* 2. *8 Lots x 2.68EP/Lot (2016 ABS Census SA2 Catchment Name: Bli Bli; Detached Dwelling) = 21.6EP*   *[Netserv Plan Part A, Appendix B – Schedule of Works, Table 1 - Conversion Factors for Detached and Attached Dwellings]*   1. *620m2 GFA x 0.8EP/100m2 GFA (Land Use: Office) = 4.96EP [Netserv Plan Part A, Appendix B – Schedule of Works, Table 2 - EP Conversion Factors for Non-Residential Land Use GFA]* |   Where the demand is determined in accordance with:   * *Netserv Plan Part A* [*Appendix A Connections Policy*](https://www.unitywater.com/-/media/unitywater/pdf-policies-and-reports/netserv-plan-appendix-a-connections-policy---bp9256.pdf?la=en&hash=097CD1FD9226BD6B6DAE1117CEC15186); * *Netserv Plan Part A* [*Appendix B – Schedule of Works*](https://www.unitywater.com/-/media/unitywater/pdf-policies-and-reports/netserv-plan-appendix-b-schedule-of-works.pdf?la=en&hash=FE65E721D3344B4741182BFED4DF58D2); * the *South East Queensland Water Supply and Sewerage Design and Construction Code;* and * the Network Demand Assessment as listed in the **Table of Approved Documents and Drawings**.   This condition is imposed under section 99BRDJ of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*.  **Advice:** If the use is intended to change and result in a higher demand for the connection, the property owner must submit an amendment request or make a separate connection application to Unitywater and obtain approval for any increased demand to Unitywater’s water supply and sewerage networks. | To be maintained at all times. |
| 1.07 | 1. *Cost for existing infrastructure alterations or relocations* |  |
|  | Carry out any change to Unitywater’s existing infrastructure authorised by this approval at no cost to Unitywater. | At all times during construction and until works are accepted ‘Off-Maintenance’. |
| 1.08 | *Easements* |  |
|  | Provide easements over water supply mains, sewerage gravity mains and rising mains:   1. in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code; and 2. with Unitywater’s most current registered dealing held by the State Department of Natural Resources, Mines and Energy without alteration or amendment.   This condition is imposed under section 99BRDJ of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.* | Prior to the connection to the Unitywater network. |
| 1.20 | *Reticulated water supply – Reconfiguring a Lot (residential)* |  |
|  | 1. Provide reticulated water supply to all lots within the development, including a metered water service line to each lot and connection(s) to Unitywater’s existing water supply network in accordance with Unitywater’s Connections Policy and the *South East Queensland Water Supply and Sewerage Design and Construction Code*. 2. Compile, submit and obtain approval for engineering drawings and specifications detailing the works required by **item a) above**. 3. The developer must pay all costs associated with the connection, inspection and acceptance of the proposed works.   This condition is imposed under section 99BRDJ of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.* | 1. Prior to the issue of the Certificate of Completion. 2. Prior to the commencement of the works. 3. At the time the works are carried out. |
| 1.21 | *Reticulated water supply – Reconfiguring a Lot (non-residential)* |  |
|  | 1. Provide reticulated water supply to all lots within the development, including connection(s) to Unitywater’s existing water supply network in accordance with Unitywater’s Connections Policy and the *South East Queensland Water Supply and Sewerage Design and Construction Code*. 2. Compile, submit and obtain approval for engineering drawings and specifications detailing the works required by **item a) above**. 3. The developer must pay all costs associated with the connection, inspection and acceptance of the proposed works.   This condition is imposed under section 99BRDJ of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*. | 1. Prior to the issue of the Certificate of Completion 2. Prior to the commencement of the works. 3. At the time the works are carried out. |
| 1.22 | *Metered water service connection points – existing mains (Reconfiguring a Lot)* |  |
|  | Provide water service connection points as follows:   1. For each proposed lot fronting the existing Unitywater water supply asset, which is required to be serviced from that existing water supply asset, submit an approved plan to Unitywater’s Private Works section and obtain a quote for Unitywater to install individual metered water service(s). 2. Pay Unitywater, as specified in Unitywater’s Private Works quotation, to carry out the installation of individual metered water service(s). 3. *For all other proposed lots – construct and install individual metered water service/s.*   **Note:** Where the development is subject to payment of Infrastructure Contributions prior to property service connection, evidence of payment of Infrastructure Charges must be provided to Unitywater’s Private Works section prior to the installation of the metered service connection works. Unitywater will install the water service(s) within 20 business days after the payment of the Infrastructure Charges.  This condition is imposed under section 99BRDJ of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.* | 1. Prior to the works being carried out. 2. Prior to the works being carried out and prior to the issue of the Certificate of Completion. |
| ***[For Registered Certifier:*** *For developments that are extension or addition to* ***existing*** *multiple ‘meterable premises’, the Certifier must ascertain from the Developer or Applicant the intent for ‘retro fit’ installation of Unitywater sub-meters.*  *In the case that the Developer or Applicant has nominated the intent is* ***not to*** *‘retro fit’ install Unitywater sub-meters, apply condition 1.23a below*  *In the case that the Developer or Applicant has nominated the intent is* ***to*** *‘retro fit’ install Unitywater sub-meters, apply condition 1.23b below.*  *Similarly, for development that is entirely new multiple ‘meterable premises’ apply condition 1.15b below. -* ***Delete this row prior to submission]*** | | |
| 1.23a | *Metered water service connection points – existing mains (proposed building use)* |  |
|  | 1. Submit an approved plan to Unitywater’s Private Works section and obtain a quote for Unitywater to carry out the required service connection as per the **Table of Approved Documents and Drawings** subject to conditions of this water approval and in accordance with the requirements of the *South East Queensland Water Supply and Sewerage Design and Construction Code.* 2. Pay Unitywater, as specified in Unitywater’s Private Works quotation, to carry out the required service connection specified in **item a) above**, 3. Maintain the containment/backflow testable device(s) installed at the metered connection to the site in accordance with the relevant authority’s requirements to ensure the containment/backflow operational objectives are met.   **Note:** Where the development is subject to payment of Infrastructure Charges prior to property service connection, evidence of payment of Infrastructure Charges must be provided to Unitywater’s Private Works section prior to the installation of the metered service connection works. Unitywater will install the water service(s) within 20 business days after the payment of the Infrastructure Charges.  This condition is imposed under section 99BRDJ of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.* | 1. Prior to the works being carried out. 2. Prior to the works being carried out and prior to the issue of the Certificate of Completion. 3. At all times. |
| 1.23b | *Metered water service connection points (master meter and sub-meters) – existing mains (proposed building use)* |  |
|  | 1. Submit an approved plan to Unitywater’s Private Works section and obtain a quote for Unitywater to carry out the required service connection as per the **Table of Approved Documents and Drawings** subject to conditions of this water approval and in accordance with the requirements of the *South East Queensland Water Supply and Sewerage Design and Construction Code.* 2. Pay Unitywater, as specified in Unitywater’s Private Works quotation, to carry out the required service connection specified in item **a)** above, 3. Install sub-meters in accordance with *Queensland Plumbing and Wastewater Code 2010 (QPW Code) – Part 4* and *Unitywater’s Sub- Metering Policy*.   **Note:** The applicant has nominated the intent to supply and install sub-meters in accordance with requirements of Unitywater’s Sub-Metering Policy.   1. Submit a completed form [F8686 - Application to Inspect Sub-Meter Installation.](https://www.unitywater.com/-/media/unitywater/pdf-forms/notice-to-water-service-provider---installation-of-sub-meters---f8686.pdf) 2. Obtain a sub-meter compliance audit letter from Unitywater stating that sub-meters have been satisfactorily installed in accordance with Unitywater’s Sub-Metering Policy. 3. Maintain the containment/backflow testable device(s) installed at the metered connection to the site in accordance with the relevant authority’s requirements to ensure the containment/backflow operational objectives are met.   **Note:** Further information on the installation of sub-meters is available on Unitywater’s website at [sub-metering-for-plumbers](https://www.unitywater.com/building-and-developing/plumbers-place/sub-metering-for-plumbers)  This condition is imposed under section 99BRDJ of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.* | 1. Prior to the works being carried out. 2. Prior to the works being carried out and prior to the issue of the Certificate of Completion. 3. Prior to the issue of the Certificate of Completion or commencement of the use 4. At the completion of the sub-meter installation 5. Prior to the issue of the Certificate of Completion or commencement of the use 6. At all times. |
| 1.24 | 1. *Certification of water service – Reconfiguring a Lot* |  |
|  | Provide a registered surveyor’s certification that the service point(s) and meter(s) to an existing building, that will remain after reconfiguration of the lot, will be located wholly within the frontage of the lot containing the existing building after the reconfiguration has occurred.  **Note:** Appropriate Council permits shall be obtained for any alteration to internal premises main pipe-work. The developer is responsible for all costs associated with the relocation or alteration to any existing internal service/s. This includes payment to Unitywater for the installation of new or relocation of existing metered water services if required. | Prior to the issue of the Certificate of Completion. |
| 1.25 | 1. *Construct water main – facilitate future mains extension* |  |
|  | Construct a [XXX] mm diameter water main along all full frontages of the development site to ensure future mains extension can occur without disturbing developed footpath and the need for council approval for works in roads.  This condition is imposed under section 99BRDJ of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.* | Prior to the issue of the Certificate of Completion.  **OR**  Prior to the connection to Unitywater network. |
| 1.26 | 1. *Extend water main – servicing proposed development* |  |
|  | Extend a [XXX] mm diameter water main from [point A to point B].  This condition is imposed under section 99BRDJ of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.* | Prior to the issue of the Certificate of Completion.  **OR**  Prior to connection to the Unitywater network. |
| 1.27 | 1. *Upgrade water main – facilitate capacity for development* |  |
|  | Upgrade the existing [XXX] mm diameter water main to [YYY] mm diameter from [point A to point B].  This condition is imposed under section 99BRDJ of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.* | Prior to the issue of the Certificate of Completion.  **OR**  Prior to connection to the Unitywater network. |
| 1.28 | 1. *Relocate or re-align water main* |  |
|  | Relocate or re-align the existing [XX] mm diameter water main from [point A to point B].  This condition is imposed under section 99BRDJ of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.* | Prior to the issue of the Certificate of Completion.  **OR**  Prior to connection to the Unitywater network. |
| 1.29 | *Design and install primary(master) meter arrangement for water supply service*  *[****Note for Registered Certifier:*** *This condition 1.29 is to be used where a first staged connection approval is issued, and a subsequent staged connection application is required to detail a master water meter arrangement.-* ***Delete this note prior to submission****.]* |  |
|  | 1. Design the primary(master) water meter arrangement for the development, in accordance with: 2. the *South East Queensland Water Supply and Sewerage Design and Construction Code*; and 3. Unitywater’s Connections Administration Manual; and 4. Unitywater’s Water Meter Specification; and 5. Where applicable, Unitywater standard drawings for large diameter metered services; or 6. An alternative master meter arrangement for a Community Title Scheme, as agreed with Unitywater Development Services. 7. Submit the design to Unitywater for assessment and obtain approval.   This condition is imposed under section 99BRDJ of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.*  **Advice:** All water supply infrastructure downstream of the master meter arrangement servicing the development is privately owned and maintained infrastructure, with exception of sub-meters. | a) & b) With submission of the next Staged Connection Application. |
| 1.30 | *Direct connection of fire service pumpset (booster) to water supply network* |  |
|  | Directly connect a fire hydrant pump set to the fire service connection from Unitywater’s water supply network that:   1. Meets the specification detailed on the Fire Hydrant Pump Certificate as issued by hydraulic engineering consultant [consultant full name e.g. Acme Engineering Pty Ltd], dated [certificate date] (with attached references); and 2. Is installed in accordance with the assembly arrangement on the approved [Consultant full name e.g. Acme Engineering Pty Ltd] hydraulic design drawing’[drawing number, drawing title]’, listed in the **Table of Approved Documents and Drawings**.   **Note:** The use of a fire hydrant pump set for fire flow purposes is proposed for direct connection to Unitywater’s water supply network. Any directly connected fire hydrant pump set for the development fire service shall be limited to a flow rate that does not exceed the operating range as specified in the Fire Hydrant Pump Certificate as described in **condition 1.30 a)**.  *[****Note for Registered Certifier****: insert any Specific Conditions separately, with next sequential, unique 2.XX condition number.* ***- Delete this note prior to submission]*** | a) & b) At all times. |
| 1.40 | *Sewerage reticulation – Reconfiguring a Lot (residential and non-residential)* |  |
|  | 1. Provide reticulated sewerage to all lots within the development, including a property connection to each lot and connection(s) to Unitywater’s existing sewerage network in accordance with Unitywater’s Connections Policy and the *South East Queensland Water Supply and Sewerage Design and Construction Code*. 2. Compile, submit and obtain approval for engineering drawings and specifications detailing the works required by **condition 1.40a)**. 3. The developer must pay all costs associated with the connection, inspection and acceptance of the proposed works.   This condition is imposed under section 99BRDJ of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.* | 1. Prior to the issue of the Certificate of Completion. 2. Prior to the commencement of the works. 3. At the time the works are carried out. |
| 1.41 | *Sewerage property service connection points – existing sewerage mains (Reconfiguring a Lot or Proposed Building Use)* |  |
|  | Provide sewerage property service connection points as follows:   1. For a lot that is required to be serviced from an existing sewerage main asset, submit an approved plan to Unitywater’s Private Works section and obtain a quote for Unitywater to install sewerage property connection service(s). 2. Pay Unitywater, as specified in Unitywater’s Private Works quotation, to carry out the installation of sewerage property connection service(s).   Note: Where the development is subject to payment of Infrastructure Contributions prior to property service connection the payment of Infrastructure Charges will be required to be demonstrated to Unitywater’s Private Works section prior to the installation of the sewerage property connection works being installed.  This condition is imposed under section 99BRDJ of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.* | Prior to the issue of the Certificate of Completion. |
| 1.42 | *Certification of sewerage service – Reconfiguring a Lot* |  |
|  | Provide a registered surveyors certification that the sewerage property connection service point(s) to an existing building, that will remain after reconfiguration of the lot, will be located wholly within the lot containing the building after the reconfiguration has occurred.  **Note:** The developer is responsible for any additional approvals and all costs associated with the relocation or alteration to any existing internal sanitary drains. This includes payment to Unitywater for the cut-in of additional sewerage property connections if required. | Prior to the issue of the Certificate of Completion. |
| 1.43 | *Other land in sewerage catchment to be controlled by and have access to sewerage network constructed in the development area* |  |
|  | Design and construct the sewerage reticulation network for the development with suitable parameters – pipe alignment, size, grade and depths to Invert Level – in accordance with the approved **Sewerage Catchment Plan** as listed in the **Table of Approved Documents and Drawings**.  This requires, but is not limited to, extending the sewerage network to adjacent property(ies) or stage boundary(ies) to facilitate future extension of the sewerage network – reticulation mains or property connection infrastructure – as part of subsequent development of the other land.  **Notes:**  The **Sewerage Catchment Plan** for the sewerage catchment area identifies the proposed development and sewerage infrastructure to demonstrate that the other land, identified as being within the same sewerage catchment in which the development is situated:   * is sufficiently controlled by the downstream gravity sewerage network; and * will have sufficient access to the sewerage network, i.e. the sewer is within road reserve, or has an accessible easement that enables future network connection(s) and extension(s).   In some circumstances, the other land, identified as being within the same sewerage catchment in which the development is situated, may have surface contour topography that falls away from the direction of the sewerage network grade. This must be accounted for in design of the sewerage network to enable the other land within the sewerage catchment to be fully controlled.  This condition is imposed under section 99BRDJ of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*. | With the next staged connection application for Network Works; and prior to requesting the earliest of either the Provisional Certificate of Completion, or the Certificate of Completion.  OR  Prior to connection to the Unitywater sewerage network. |
| 1.44 | *Extend sewerage main – servicing proposed development* |  |
|  | Extend the existing [XXX] mm diameter sewerage main from [point A to point B].  This condition is imposed under section 99BRDJ of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.* | Prior to connection to the Unitywater network. |
| 1.45 | *Upgrade sewerage main – facilitate capacity for development* |  |
|  | Upgrade the existing a mm diameter sewerage main to [YYY] mm diameter from [point A to point B].  This condition is imposed under section 99BRDJ of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.* | Prior to connection to the Unitywater network. |
| 1.46 | *Relocate or re-align sewerage main* |  |
|  | Relocate or re-align the existing [XXX] mm diameter sewerage main from [point A to point B].  This condition is imposed under section 99BRDJ of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.* | Prior to connection to the Unitywater network. |
| 1.48 | *Connect existing dwelling to sewerage* |  |
|  | Connect the existing dwelling on proposed [Lot #] on [Plan #] to Unitywater’s sewerage network.  This condition is imposed under section 99BRDJ of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.*  **Advice**: Changes to property plumbing will require the Applicant to make a plumbing application to the relevant Council. | Prior to the issue of the Certificate of Completion.  **OR**  Prior to connection to the Unitywater network. |
| 1.50 | *Building over and adjacent to Unitywater asset (BOAA)* |  |
|  | Obtain a referral response approval (*Queensland Development Code, MP 1.4 – Building over or near relevant infrastructure*) for any building or structure to be built within proximity of Unitywater ‘relevant infrastructure’ traversing the site.  **Note:** ‘Relevant infrastructure’ is as defined in the *Queensland Development Code, MP 1.4 – Building over or near relevant infrastructure*. | Prior to the commencement of any works for that building or structure. |
| **2. Network Works Conditions** | | **Timing** |
| 2.01 | *Construct approved Network Works design* |  |
|  | 1. Construct the water supply and sewerage network works in accordance with:    1. conditions of this water approval and    2. the documents and drawings (including the *Statement of Alternative Solutions*, where relevant) as listed in the **Table of Approved Documents and Drawings**. 2. Generate as-constructed drawings and data which detail the works constructed in accordance with the *South East Queensland Water Supply and Sewerage Design and Construction Code – Asset Information Specification* and submit these to Unitywater’s satisfaction*.*   This condition is imposed under section 99BRDJ of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.* | 1. At all times during construction and until Network Works are accepted ‘Off-Maintenance’. 2. Prior to issue of the Certificate of Completion. |
| 2.02 | *Pre-Start Meeting* |  |
|  | Construction of the water supply and sewerage works must not commence until a joint Pre-Start Meeting has occurred, between:   1. the responsible consulting engineer; 2. the principal contractor and the subcontractor(s), if any; 3. a Major Connections Certifier; and 4. a Construction Certifier. | Prior to the commencement of construction. |
| 2.03 | *Works at Applicant’s expense* |  |
|  | The Applicant is responsible for all costs associated with the works that need to be constructed to comply with conditions unless otherwise stated in the condition. | At all times during construction and until works are accepted ‘Off-Maintenance’. |
| 2.04 | *Standards* |  |
|  | Construct all works in accordance with the approved drawings, the *South East Queensland Water Supply and Sewerage Design and Construction Code*, Unitywater’s Connections Administration Manual, other conditions stated in this Decision Notice for a water approval.  **Note:** Where works shown on the approved drawings have an omission, or are inconsistent with, or in conflict with the *South East Queensland Water Supply and Sewerage Design and Construction Code* and this approval has not authorised the omission, inconsistency or conflict under a Statement of Alternative Solutions as listed in the **Table of Approved Documents and Drawings**, the *South East Queensland Water Supply and Sewerage Design and Construction Code* shall prevail. | At all times during construction and until works are accepted ‘Off-Maintenance’. |
| 2.05 | *Council development permit consistent with connection approval* |  |
|  | Demonstrate a Council development permit has been issued that is consistent with the Unitywater connection approval.  **OR**  Submit a written statement to Unitywater, describing the reasons why the Council development permit is not able to be demonstrated, and provide evidence of Unitywater acceptance of the statement. | Prior to request for a Pre-Start Meeting. |
| 2.06 | *Documentation requirements as a single package prior to On-Maintenance inspection* |  |
|  | Submit documentation as a single package in compliance with requirements of the *South East Queensland Water Supply and Sewerage Design and Construction Code,* Connections Administration Manual and the Accreditation and Certification Manual. | Within 5 business days from the notification date for On-Maintenance inspection. |
| 2.07 | *Sewerage mains constructed in engineered fill* |  |
|  | Demonstrate to Unitywater that the requirements of *the WSAA Gravity Sewerage Code of Australia – SEQ Edition*, section 9.6.2 Pipelines in engineered or controlled fill, have been satisfied for engineered or controlled fill material, for use as a foundation for the proposed sewer. | Prior to the commencement of sewer construction in engineered fill. |
| 2.08 | *Provide structural certification for retaining walls* |  |
|  | Where retaining walls are proposed to be constructed over or adjacent to proposed or existing sewerage mains, provide Unitywater with a RPEQ structural certification that addresses the following points:   * Walls have been constructed in accordance with approved retaining wall and relevant sewerage design drawing(s) included in the **Table of Approved Documents and Drawings**; | Prior to request for On-Maintenance inspection. |
|  | * Wall(s) must be self-supporting in event of future sewerage pipe excavation; * A minimum distance of 300mm between the outside of the sewerage pipe or sewerage maintenance hole and the retaining wall has been achieved; * No loads from retaining wall impact on the sewerage pipe trench; * The base of retaining wall footings are located below zone of influence of the sewerage pipe; and * A minimum distance of 600mm between the outside of bored holes and the outside of any sewerage pipe has been achieved. |  |
| 2.09 | *[Delete prior to issue - Special Construction Condition]*  *Provide structural certification for construction of sewerage bridging* |  |
|  | Provide Unitywater with RPEQ structural certification for the structural bridging as designed for building or structures over the proposed or existing sewerage mains that certifies the structural bridging has been achieved consistent with the detail shown on the approved design drawing(s), included in the **Table of Approved Documents and Drawings**. | Prior to request for On-Maintenance inspection. |
| 2.10 | *[Delete prior to issue - Special Construction Condition]*  *Complete preceding, dependent network works* |  |
|  | 1. Complete all other preceding network works that the works in this stage of development are dependent on to properly function. 2. Demonstrate completion of works in **item a) above** by providing a Certificate(s) of Completion for the works documented in the following water approval(s):  * *< Insert preceding, dependent Stage(s) number and approval(s) number reference(s) >* * *< Insert preceding dependent Stage(s) number and approval(s) number reference(s) >*   ***[Note for Registered Certifier - Delete this prior to issue]:*** *Insert a list of application or approval reference numbers for any prior external network works or stage network works that must be completed prior to this Stage or Stages of the development. Example text only below.*   * Sewage pumping station SPS-ABC123, network works application reference **202016000-SPSABC123**; and * Stages 1A, 2A and 2B network works approval reference **202015998-S1A2A2B** | a) & b) Prior to network live works being performed by Unitywater Private Works, or prior to sewerage live works being performed under supervision of the Construction Certifier. |
| 2.[XX] | *[Delete prior to issue - Special Construction Condition] Special condition – construction* |  |
|  | *[Note for Registered Certifier: insert any Specific Conditions separately, with next sequential, unique 2.XX condition number. Hit SPACE to delete this note prior to submission]* | [Example timing only - delete prior to issue]:At all times during construction and until works are accepted ‘Off-Maintenance’. |

|  |  |
| --- | --- |
| **Advisory Notes** | |
| **3. Advisory Notes** | |
| 3.01 | *Infrastructure charges* |
|  | Payment of Levied Charges is required in accordance with Unitywater’s Infrastructure Charges for water supply and sewerage.  Unitywater may give the Applicant an Infrastructure Charges Notice within 10 business days after the giving of a Decision Notice that includes a Connection Approval aspect.  From 1 July 2014, all Infrastructure Charges for water supply and sewerage infrastructure networks controlled by Unitywater, regardless of when the Infrastructure Charges Notice was issued, shall be paid directly to Unitywater. |
| 3.02 | *Water Conservation and Water Restrictions* |
|  | In regard to land development, including roadworks, all water use onsite is to accord with Seqwater’s Drought Water Restrictions Schedule for South East Queensland as amended from time to time. In addition, other approving agencies (i.e. Unitywater, Council) may require further measures to ensure potable water is being appropriately used in accordance with community expectations during drought conditions. Further water saving measures may include;   * Recycled water for on-site roadwork construction activities, including dust suppression. The use of recycled water is to be in accordance with an approved Recycled Water Management Plan. * The inclusion of drought tolerant and low maintenance plant species in the planning and provision of site landscaping, noting that irrigation with potable water will be subject to water restrictions. * Water usage activities on site, such as cleaning, vehicle washdown, landscape irrigation etc should be undertaken with minimal potable water use. Unattended hose operations may not be permitted. * Contractors may be required to maintain records of potable water usage. * Appropriate signage regarding on-site water conservation activities, including the use of recycled water, should be displayed at site entrances and any other relevant areas to ensure both the community and site staff are aware of water conservation measures.   Note, potable water is to be sourced only from metered supplies, including metered standpipes, and only for purposes consistent with approved uses. |
| 3.03 | *Works in roads* |
|  | Where works associated with the Connection Application results in works to be carried out in a publicly controlled place, e.g. roads, it is the Applicant’s responsibility to gain the necessary approvals from the relevant authority e.g. council, Department of Transport and Main Roads. It is the Applicant’s responsibility to ensure that it has all necessary consents and approvals to carry out any works in a publicly controlled place prior to starting any such works.  The approval for works in roads must be attached to the Request for Pre-start Meeting form. |
| 3.04 | *State Assessment and Referral Agency (SARA)* |
|  | This approval relates to Connection Application requiring approval under the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* only. It is the Applicant’s responsibility to ensure any works requiring approval/s under the *Planning Act 2016* (Qld) are obtained from *State Assessment and Referral Agency (SARA)* prior to the request for a Pre-start Meeting. |
| 3.05 | *Use limitations for private fire hydrant booster pumps directly connected to Unitywater’s water supply network* |
|  | Unless permitted by this water approval, the use of private pressure boosting pumps for fire flow purposes that are proposed to connect directly to Unitywater’s water supply mains may not be permitted by Unitywater. Enquire with Unitywater’s Development Services team prior to lodging a connection approval application to ascertain the appropriate requirements in relation to a proposal to directly connect pressure boosting pumps to the water supply network.  Unitywater does not take any responsibility for the performance of the water supply network required by the Developer in its demonstration of compliance with QFES standards for building fire protection installations including, but not limited to, a fire brigade booster assembly or a fire hydrant pumpset connected to an internal and external(onsite) fire hydrant system.  Instead, this is the responsibility of the Developer and its representatives, such as a (suitably experienced and qualified) fire and hydraulic consulting engineer.  To assist the Developer and its representatives in its determination of suitability of the proposed direct fire pumpset connection and fire hydrant system to meet QFES requirements, Unitywater offers a service that provides outputs of modelled network performance at the site property boundary. A link to ‘Application for Hydraulic Model Pressure and Flow Information - F8578 ‘ can be found on Unitywater’s webpage: <https://www.unitywater.com/faults-and-emergencies/water-supply-problems/water-pressure-issues>. |
| 3.06 | *The Aboriginal Cultural Heritage Act 2003* |
|  | The *Aboriginal Cultural Heritage Act 2003* commenced in Queensland on April 16, 2004 and establishes a Duty of Care for indigenous cultural heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting the activity.  Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care.  Unitywater strongly advises the Applicant to contact the Cultural Heritage Co-ordination Unit on 07 3247 6212 to discuss any obligations under the *Aboriginal Cultural Heritage Act 2003.* |
| 3.07 | *Level of service* |
|  | The Water and Sewerage Services Code for Small Customers in South East Queenslandand the Unitywater’s Customer Service Standard specify the level of service for Unitywater’s water supply and sewerage services. |
| 3.08 | *Other services* |
|  | It is the Applicant’s responsibility to acquire the necessary approvals from the relevant authority or service provider to alter or relocate their service. |
| 3.09 | *Other approval requirements and compliance with all laws* |
|  | This approval only authorises the connection to Unitywater’s infrastructure. This approval does not remove the need for other approvals in order to carry out the necessary work for the development.  For example, the Applicant should consider the need to comply with relevant standards and obtain approvals for impacts arising from sediment and erosion control, flora and fauna and traffic/roads, including traffic management etc.  The Applicant is responsible for obtaining all necessary approvals for its development and complying with all laws including all environmental laws. |
| 3.10 | *Damage to existing services and assets* |
|  | At all times during construction, notify Unitywater immediately of any damage caused to existing water supply and sewerage services and assets above or below the ground.  Proposed repairs must be referred to Unitywater for approval as soon as reasonably possible.  Any repair work which proposes to alter or affect the alignment or level of existing water supply and/or sewerage services and assets must first be referred to Unitywater for approval. |
| 3.11 | *No works authorised* |
|  | The applicant is not to carry out property infrastructure works or network works that are not approved by Unitywater, until after the necessary phase of water approval is granted. |
| 3.12 | *Design and construction* |
|  | Prior to network works approval, any water supply and sewerage works must be designed in accordance with the *South East Queensland Water Supply and Sewerage Design and Construction Code*, Unitywater’s Connections Administration Manual, or Unitywater’s Accreditation and Certification Manual, and any other matter Unitywater considers to be relevant to the connection or establishment of its water services or sewerage services. |
| 3.13 | *Work health and safety compliance* |
|  | At all times during construction and until works are accepted ‘Off-Maintenance’, the Applicant must comply with the *Work Health and Safety Act* and Regulations.  **Note:** Should the Applicant fail to appoint a Principal Contractor within the meaning of that *Act* within the time required, the Applicant shall be the Principal Contractor under that *Act* and shall perform all duties of the Principal Contractor including but not limited to:   * Giving notice to the Director of Accident Prevention prior to commencing notifiable work; and * Payment of the relevant fees under the *Act*. |
| 3.14 | *Third party property* |
|  | If any infrastructure authorised by this approval is to be constructed on property that is not owned or controlled by the Applicant, it is the Applicant’s or developer’s responsibility to gain the necessary consents to install that infrastructure. |
| 3.15 | *Errors and omissions* |
|  | This approval shall not be taken to mean that the drawings have been checked in detail, Unitywater accepts no responsibility whatsoever for the survey information, the design, or for the accuracy of any information or detail contained in the drawings and specifications.  Where errors or omissions occur in the design drawings or specifications, or where works do not conform to or meet Unitywater standards, the Applicant shall be responsible for arranging rectification to comply with those standards at no cost to Unitywater.  Where approved drawings contain insufficient detail, or do not contain details of works that are either necessary or associated with the development then these works shall be designed, approved and constructed to Unitywater standards, as required by Unitywater.  Unitywater reserves the right to request amendment of the approved drawings or request further information should this become necessary. Only the approved drawings shall be used for construction. |
| 3.16 | *Existing water meter(s)* |
|  | The Applicant is advised that if the existing water meter currently serving the property will no longer be required, an application (Standard Connection Application Request) must be made to Unitywater to disconnect the meter.  A fee is applicable for the disconnection of services.  Refer to Unitywater Fees and Charges schedule at: [Pricing, fees and charges.](https://www.unitywater.com/building-and-developing/pricing-fees-and-charges) |
| 3.17 | *Private Works* |
|  | The Applicant is advised that all connection works by Unitywater Private Works are quoted on application.  This requires the applicant to submit a completed [Water Supply and Sewerage Services Private Works Application form](https://www.unitywater.com/-/media/unitywater/pdf-forms/water-supply-and-sewerage-services---private-works-application---f10001.pdf?la=en&hash=82B90860646CC4D9A4A1681084A2F4F04706C1BF) to the email address on the form together with this water approval to enable a quotation to be produced by Private Works.  Further information is available at: [Changes to existing services](https://www.unitywater.com/building-and-developing/building-and-renovating/changes-to-existing-services)  **Note:** The Applicant must ensure works can commence within thirty (30) days once the quote has been paid. Unitywater reserves the right to requote when a period greater than 30 days from time for payment has elapsed. |
| 3.18 | *Internal Review and Appeal Rights* |
|  | You have a right to apply for an internal review of the decision including the conditions attached to this decision. Under the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* an appeal against a decision must be, in the first instance, by way of an application for internal review.  The attached information sheet provides information about the internal review and appeal processes, including how to apply and the details of the information required to be submitted with your application.  Please note that any application for an internal review of this decision must be made within 30 business days after the date the application was decided (see Decision Details on Page 1).  It is advised that prior to the submission of a formal application for internal review, the applicant should contact the responsible Unitywater officer to discuss the issues of concern. This can be done by emailing [development.services@unitywater.com](mailto:development.services@unitywater.com) and it needs to be made clear in the email content that this initial enquiry is not a formal application for internal review, but instead is a preliminary enquiry to discuss issues that have been conditioned in the Unitywater Decision Notice and/or Infrastructure Charges Notice. The Unitywater officer and Development Services may consider changes to the Decision Notice and/or Infrastructure Charges Notice without the need of an Internal Review. This preliminary enquiry and consultation does not have an effect on the 30 business days of the ‘decision period’ and if the issue cannot be resolved within this time, the only recourse of Internal Review is as explained in the process above. |

|  |
| --- |
|  |
| **Approved Documents and Drawings** |

The approved documents and drawings for this decision notice are listed in the following table.

| 1. **Table of Approved Documents and Drawings** | | | |
| --- | --- | --- | --- |
| 1. **Document / Drawing No. - (Revision)** | 1. **Document / Drawing Title** | 1. **Prepared by** | 1. **Date** |
| **Network Demand Assessment** | | | |
|  |  |  |  |
| **Sewerage Catchment Plan** | | | |
|  |  |  |  |
| **Servicing Plan** | | | |
|  |  |  |  |
| **Development Plans** | | | |
|  |  |  |  |
| **Civil Design Drawings** | | | |
|  |  |  |  |
| **Hydraulic Design Drawings** | | | |
|  |  |  |  |
| **Conformance Certificate for Direct Network Connection of Private Fire Hydrant Booster Pump(s)** | | | |
|  |  |  |  |
| **Statement of Alternative Solutions by Major Connections Certifier** | | | |
|  |  |  |  |

|  |
| --- |
| **Documents and Drawings for Information Only** |

Relevant documents and drawings referenced in this decision notice are listed for information purposes only in the following table.

| 1. **Table of Documents and Drawings for Information Only** | | | |
| --- | --- | --- | --- |
| 1. **Document / Drawing No. - (Revision)** | 1. **Document / Drawing Title** | 1. **Prepared by** | 1. **Date** |
| **Unitywater Approved Network Analysis Report** | | | |
|  |  |  |  |
| **Network Demand Assessment** | | | |
|  |  |  |  |
| **Development Plans** | | | |
|  |  |  |  |
| **Civil Design Drawings** | | | |
|  |  |  |  |
| **Hydraulic Design Drawings** | | | |
|  |  |  |  |

Yours sincerely,

Select Responsible Officer.

**Development Certification Team**

**Unity**water

**INFORMATION SHEET – REVIEWS AND APPEAL PROCESS**

**Division 1 Preliminary**

**99BRAW Meaning of *interested person* and *original decision***

(1) An ***interested person*** for this part is an applicant under this chapter who—

(a) has been given a decision notice; or

(b) if the period during which the application was required to be decided under the relevant connections policy has expired—has not been given a decision notice; or

(c) has had 1 or more of the following charges levied for a connection, other than for a standard connection—

(i) a connection charge;

(ii) a property service works charge;

(iii) a charge under an infrastructure charges notice; or

(d) has been given a notice under section 99BRDG about a conversion application, or there is a deemed refusal for the application.

(2) Each of the following is an ***original decision***—

(a) the decision or action for which a decision notice was given (an ***approval decision***);

(b) if the period during which an application was required to be decided under the connections policy has expired—the failure to give a decision notice for the application (a ***failure to decide***);

(c) the decision to levy a charge for a connection mentioned in subsection (1)(c)(i) or (ii) (a ***charge decision***);

(d) the decision to give an infrastructure charges notice;

(e) the refusal or deemed refusal of a conversion application (a ***conversion decision***).

(3) However, for an original decision under subsection (2)(a), an interested person cannot appeal a water approval condition that became a condition under section 99BRAM.

**99BRAX Other definitions for pt 4** In this part—

***charge decision*** see section 99BRAW(2)(c).

***conversion decision*** see section 99BRAW(2)(e).

***deemed refusal***, for a conversion application, means a refusal of the application that is taken to have happened if a decision is not made within the required period for the application.

***required period***, for a conversion application, see section 99BRDF(6).

***standard appeal period***, for an appeal under division 3 or 4, means—

(a) if the notice for the review decision is given to the interested person—within 20 business days after the notice was given; and

(b) otherwise—within 20 business days after the review decision is taken to have been made under section 99BRBC(4).

**Division 2 Internal reviews**

**99BRAY Appeal process starts with internal review**

An appeal of an original decision, other than an appeal against a compliance notice, must be, in the first instance, by way of an application for internal review.

**99BRAZ Who may apply for review**

(1) An interested person for an original decision may apply for an internal review of the decision (an ***internal review application***).

(2) An internal review application may be made only to the chief executive officer of the relevant distributor-retailer (the ***reviewer***).

**99BRBA Requirements for making internal review application**

An internal review application must be—

(a) accompanied by a statement of the grounds on which the applicant seeks the review of the decision; and

(b) supported by enough information to enable the reviewer to decide the application; and

(c) made within 30 business days after the day—

(i) for a failure to decide or a deemed refusal of a conversion application—the relevant decision was required to be made; or

(ii) otherwise—the original decision is made.

**99BRBB Review decision**

(1) The reviewer must, within the review decision period—

(a) review the original decision the subject of the application; and

(b) make a decision (the ***review decision***) to—

(i) confirm the original decision; or

(ii) amend the original decision; or

(iii) substitute another decision for the original decision.

(2) The application must not be dealt with by—

(a) the person who made the original decision; or

(b) a person in a less senior office than the person who made the original decision.

(3) Subsection (2)—

(a) applies despite the *Acts Interpretation Act 1954*, section 27A; and

(b) does not apply to an original decision made by the chief executive officer.

(4) If the review decision confirms the original decision, for the purpose of an appeal, the original decision is taken to be the review decision.

(5) If the review decision amends the original decision, for the purpose of an appeal, the original decision as amended is taken to be the review decision.

(6) In this section— ***review decision period*** means—

(a) 15 business days after receiving an internal review application; or

(b) another period agreed to between the distributor-retailer and the applicant.

**99BRBC Notice of review decision**

(1) The reviewer must, within 5 business days after the review decision period ends, give the applicant notice of the review decision (a ***review notice***).

(2) The review notice must state the reasons for the review decision.

(3) If the review decision is not the decision sought by the applicant, the notice must also state the applicant may, within 20 business days after the review notice is given—

(a) appeal against the decision to a building and development committee; or

(b) appeal against the decision to the Planning and Environment Court.

(4) If the reviewer does not comply with subsection (1), the reviewer is taken to have made a decision confirming the original decision.

**99BRBD Internal review stops particular actions**

(1) If an internal review is started under this division, any work under a water approval must not be started until the review is decided or withdrawn.

(2) Despite subsection (1), if the reviewer is satisfied the outcome of the review would not be affected if the work is started before the review is decided, the reviewer may allow the work to start before the review is decided.

**Division 3 Appeals to a building and development committee**

**99BRBE Appeals about applications for connections—general**

(1) This section applies to an applicant for a connection if—

(a) for the application for a connection, the land to which the connection relates is subject to a development application mentioned in the Planning Act, section 519 or 522; and

(b) the applicant applied for internal review of an approval decision or failure to decide; and

(c) the review decision is not the decision sought by the applicant.

(2) The applicant may appeal to a building and development committee against any of the following—

(a) a refusal, or an approval in part, of an application;

(b) a water approval condition;

(c) another matter stated in the approval.

(3) The appeal must be started within the standard appeal period.

**99BRBF Appeals about applications for connections—particular charges**

(1) This section applies to an applicant for a connection if—

(a) the applicant applied for internal review of a charge decision or a decision to give an infrastructure charges notice; and

(b) the review decision is not the decision sought by the applicant.

(2) The applicant may appeal to a building and development committee about the review decision.

(3) The appeal may be made only on 1 or more of the following grounds—

(a) the decision involved an error relating to the application of the relevant charge;

(b) if the decision is the giving of an infrastructure charges notice—

(i) the decision involved an error relating to—

(A) the working out, for section 99BRCJ, of additional demand; or

(B) an offset or refund; or

(ii) there was no decision about an offset or refund; or

(iii) if the infrastructure charges notice states a refund will be given—the timing for giving the refund.

(4) To remove any doubt, it is declared that the appeal must not be about—

(a) the relevant charge itself; or

(b) for a decision about an offset or refund for an infrastructure charges notice—

(i) the establishment cost of infrastructure identified in the distributor-retailer’s water netserv plan; or

(ii) the cost of infrastructure decided using the method included in the distributor-retailer’s infrastructure charges schedule.

(5) The appeal must be started within the standard appeal period.

**99BRBFA Appeals against refusal of conversion application**

(1) This section applies to an applicant for a conversion application if—

(a) the applicant applied for internal review of the conversion decision; and

(b) the review decision is not the decision sought by the applicant.

(2) The applicant may appeal to a building and development committee against the review decision.

(3) The appeal must be started within the standard appeal period.

**99BRBG Application of relevant committee appeal provisions**

(1) The relevant committee appeal provisions apply, with any necessary changes, to an appeal under this division as if a reference in the provisions to—

(a) an assessment manager were a reference to the distributor-retailer; and

(b) a development application were a reference to the application for the water approval; and

(c) a development approval were a reference to a water approval; and

(d) an appeal under the Planning Act were an appeal under this Act; and

(e) an infrastructure charges notice under the Planning Act were an infrastructure charges notice under this Act; and

(f) the period required under the Planning Act for lodging a document to start proceedings were a reference to the period required under this Act for lodging a document to start proceedings.

(2) In this section— ***relevant committee appeal provisions*** means—

(a) the Planning Act, sections 536 to 537, 554 to 563, 564 (other than section 564(2)(d) and (e), 567, 569 and 569A; and

(b) any definitions under that Act relevant to the sections mentioned in paragraph (a).

**99BRBH Notice of appeal**

(1) This section applies to an appeal under this division.

(2) The registrar of building and development committees must, within 10 business days after the day the appeal is started, give written notice of an appeal under this division to the distributor-retailer.

(3) The notice must state the grounds of the appeal.

**99BRBI Respondent for appeals**

(1) This section applies to an appeal under this division.

(2) The distributor-retailer is the respondent for the appeal and may be heard in the appeal as a party to the appeal.

**99BRBJ Who must prove case for appeals**

In an appeal by the applicant under this division, it is for the applicant to establish that the appeal should be upheld.

**99BRBK Registrar must ask distributor-retailer for material in particular proceedings**

(1) This section applies to an appeal under—

(a) section 99BRBE if the applicant applied for internal review of a failure to decide; or

(b) section 99BRBFA if the applicant applied for internal review of a deemed refusal of a conversion application.

(2) The registrar of building and development committees must ask the distributor-retailer to give the registrar—

(a) all material, including plans and specifications, relevant to the application; and

(b) a statement of the reasons the distributor-retailer had not decided the application during the period for deciding the application; and

(c) any other information the registrar requires.

(3) The distributor-retailer must give the material mentioned in subsection (2) within 10 business days after the day the registrar asks for the material.

**99BRBL Lodging appeal stops particular actions**

(1) If an appeal is started under this division, any work under a water approval must not be started until the appeal is decided or withdrawn.

(2) Despite subsection (1), if the building and development committee is satisfied the outcome of the appeal would not be affected if the work is started before the appeal is decided, the committee may allow the work to start before the appeal is decided.

**99BRBM Appeals may be combined with appeals under the Planning Act**

(1) This section applies if—

(a) an appeal is started under this division; and

(b) an appeal is started under the Planning Act for a development application mentioned in section 99BRBE.

(2) The appeal under this division may be combined and heard with the appeal under the Planning Act.

**Division 4 Appeals to the Planning and Environment Court**

**99BRBN Appeals about applications for connections—general**

(1) This section applies to an applicant for a connection if—

(a) the applicant applied for internal review of an approval decision or failure to decide; and

(b) the review decision is not the decision sought by the applicant.

(2) The applicant may appeal against the review decision to the Planning and Environment Court.

(3) The appeal must be started within the standard appeal period.

**99BRBO Appeals about applications for connections—particular charges**

(1) This section applies to an applicant for a connection if—

(a) the applicant applied for internal review of a charge decision or a decision to give an infrastructure charges notice; and

(b) the review decision is not the decision sought by the applicant.

(2) The applicant may appeal against the review decision to the Planning and Environment Court.

(3) An appeal under this section may be made only on 1 or more of the following grounds—

(a) the charge imposed by the distributor-retailer is so unreasonable that no reasonable distributor-retailer could have imposed it;

(b) the decision involved an error relating to the application of the relevant charge;

(c) if the decision is the giving of an infrastructure charges notice—

(i) the decision involved an error relating to—

(A) the working out, for section 99BRCJ, of additional demand; or

(B) an offset or refund; or

(ii) there was no decision about an offset or refund; or

(iii) if the infrastructure charges notice states a refund will be given—the timing for giving the refund.

(4) To remove any doubt, it is declared that the appeal must not be about—

(a) the relevant charge itself; or

(b) for a decision about an offset or refund for an infrastructure charges notice—

(i) the establishment cost of infrastructure identified in the distributor-retailer’s water netserv plan; or

(ii) the cost of infrastructure decided using the method included in the distributor-retailer’s infrastructure charges schedule.

(5) The appeal must be started within the standard appeal period.

**99BRBOA Appeals against refusal of conversion application**

(1) This section applies to an applicant for a conversion application if—

(a) the applicant applied for internal review of the conversion decision; and

(b) the review decision is not the decision sought by the applicant.

(2) The applicant may appeal to the Planning and Environment Court against the review decision.

(3) The appeal must be started within the standard appeal period.

**99BRBP Appeals about water connection compliance notices**

(1) This section applies if a person is given a compliance notice.

(2) The person may appeal against the decision to the Planning and Environment Court.

(3) The appeal must be started within 20 business days after the water connection compliance notice is given to the person.

**99BRBQ Application of relevant court provisions**

(1) The relevant court appeal provisions apply, with any necessary changes, to an appeal under this division as if a reference in the provisions to—

(a) an appellant were a reference to the applicant; and

(b) a respondent were a reference to the distributor-retailer; and

(c) a development application were a reference to the application for the water approval; and

(d) a development approval were a reference to the water approval; and

(e) an appeal under the Planning Act were an appeal under this Act; and

(f) an enforcement notice were a water connection compliance notice.

(2) In this section— ***relevant court appeal provisions*** means—

(a) the Planning Act, chapter 7, part 1, divisions 11 to 13 other than sections 482 to 490, 493 and 495 (3) to (5); and

(b) any definitions under that Act relevant to the provisions mentioned in paragraph (a).

**99BRBR Notice of appeal to other parties**

(1) The applicant must give notice of the appeal to the distributor-retailer.

(2) The notice must be given within 10 business days after the appeal is started.

(3) The notice must state the grounds of the appeal.

**99BRBS Stay of operation of water connection compliance notice**

(1) If the applicant gives a notice of appeal about a water connection compliance notice, the operation of the compliance notice is stayed until the earliest of the following to happen—

(a) the Planning and Environment Court, on the application of the distributor-retailer, decides otherwise;

(b) the appeal is withdrawn;

(c) the appeal is dismissed.

(2) However, subsection (1) does not apply if the compliance notice is about—

(a) a work, if the water connection compliance notice states the entity believes the work is a danger to persons or a risk to public health; or

(b) stopping the demolition of a work; or

(c) clearing vegetation on freehold land; or

(d) the removal of quarry material allocated under the *Water Act 2000*; or

(e) extracting clay, gravel, rock, sand or soil, not mentioned in paragraph (d), from Queensland waters; or

(f) works the assessing authority reasonably believes is causing erosion or sedimentation; or

(g) works the assessing authority reasonably believes is causing an environmental nuisance; or

(h) action required to stop damage or further damage to the distributor-retailer’s water infrastructure.

**99BRBT Respondent for appeals**

The distributor-retailer is the respondent for the appeal and may be heard in the appeal as a party to the appeal.

**99BRBU Who must prove case for appeals**

In an appeal by the applicant under this division, it is for the applicant to establish that the appeal should be upheld.

**99BRBV Lodging appeal stops particular actions**

(1) If an appeal, other than an appeal under section 99BRBP, is started under this division, any work under a water approval must not be started until the appeal is decided or withdrawn.

(2) Despite subsection (1), if the Planning and Environment Court is satisfied the outcome of the appeal would not be affected if the work is started before the appeal is decided, the court may allow the work to start before the appeal is decided.

**99BRBW Appeals may be combined with appeals under the Planning Act**

(1) This section applies if—

(a) an appeal is started under this division; and

(b) an appeal is started under the Planning Act for a development application which relates to land the subject of the application of a water approval.

(2) The appeal under this division may be combined and heard with the appeal under the Planning Act.

**FOR MORE INFORMATION OR THE LATEST VERSION PLEASE REFER TO:**

https://www.legislation.qld.gov.au/view/html/inforce/current/act-2009-046