



Queensland Urban Utilities
GPO Box 2765
BRISBANE QLD 4001
Phone: 07 3432 2200 or 13 26 57
www.urbanutilities.com.au/development-services

18 May 2016

Mr Mark Toombs
PO Box 221
Beaudesert QLD 4285

Via Email: mark@kellynet.com.au

Dear Mr Toombs

Queensland Urban Utilities Services Advice Notice

QUU Application Number:	16-SRV-20019
Applicant Name:	Mr Mark Toombs
Street Address:	21 Brisbane Street, Beaudesert QLD 4285
Real Property Description:	Lot 5 on RP7575

Proposed service connection/alteration/disconnection type:

Drinking water	<input checked="" type="checkbox"/>
Non-drinking water	<input type="checkbox"/>
Wastewater	<input checked="" type="checkbox"/>

Queensland Urban Utilities provides this Services Advice Notice in response to the request received on **24th April 2016**. In accordance with section 99BRAC(3) of the *South East Queensland Water (Distribution and Retail Restructuring) Act 2009*, this Services Advice Notice provides advice about the proposed connection having regard to the connections policy in the Queensland Urban Utilities Water Netserv Plan, the charges and conditions that may apply to the connection and other relevant matters about the connection. All terms used in this Services Advice Notice are defined by reference to the Queensland Urban Utilities Water Netserv Plan.

This Services Advice Notice does not constitute an application for connection, is not an approval to connect to the Queensland Urban Utilities network(s) and does not bind any future Queensland Urban Utilities' decision if the applicant applies for a connection.

Queensland Urban Utilities understands that the proposed development will consist of 2 new two-bedroom duplexes, and retention of the existing 3 bedroom dwelling on the subject lot.

Based on your proposal and discussion with Queensland Urban Utilities officers, the following advice is provided:

Queensland Urban Utilities Services Advice

Infrastructure and Design

Water

The proposed development site is currently serviced by a 20 mm diameter property service connection to the existing 100 mm diameter AC main (constructed in 1957), located on the near side of Brisbane Street.

Wastewater

There is an existing wastewater property connection servicing the development site:

- The subject site is serviced with a 100 mm diameter property service connection in to the reticulation main (constructed in 1968) located on the near side of Brisbane Street.
- Flows from the development site are subsequently transferred north along Brisbane Street. Flows from the catchment are consequently transferred to the sewerage pump station on Hepkins Street (Beadesert No.1 - SP442).

Note that the wastewater infrastructure required for the proposed development is to be provided in accordance with QUU requirements, including but not limited to, the *SEQ Water Supply and Sewerage Design and Construction Code* (SEQ WS&S D&C Code, 2013), or current equivalent.

As per discussions during the Services Advice meeting, the following advice can be provided:

Installation of separate water services (including meters and billing)

Installation of separate water meters for each duplex is possible and should be undertaken as per the *Technical Specification for Sub-metering of Multi-unit Properties*, prepared by Queensland Urban Utilities (January 2011). Assets downstream of the water meters will be privately owned and maintained.

Installation of separate sewer property service connections

QUU's general policy is to provide a single property service connection, however, in special circumstances considering topography and the scale of the development, more than one property service connection may be provided.

Sewerage connections for each duplex can be carried out as internal plumbing works and can be connected into QUU infrastructure through a suitably sized single property service connection provided for the property.

Land and Easements

Sewer Main in Private Properties

Please refer to following link for easement requirements:

<http://www.urbanutilities.com.au/development-services/our-services/building>

Water Main in Private Properties

Please refer to table 5.2 and clause 5.4.4 of SEQ WS&S D&C Code for easement requirements.

APN 66 673 831 001

Infrastructure Integration

No infrastructure integration is required in this instance.

Contributed Assets

No contributing assets are required in this instance.

Infrastructure Charges (as at 1 July 2015)

Infrastructure Charges will be levied in accordance with the Queensland Urban Utilities' Water Netserv Plan (Part A) Charges Schedule applicable at the time the water approval application is lodged.

The following infrastructure charges for water supply and Wastewater infrastructure would apply to the proposed development under the current version of Netserv:

Water

\$3,300 per 1 or 2 bedroom dwelling (refer to charges schedule)

\$4,620 per 3 bedroom dwelling (refer to charges schedule)

Wastewater

\$6,700 per 1 or 2 bedroom dwelling (refer to charges schedule)

\$9,380 per 3 bedroom dwelling (refer to charges schedule)

Connection Application Process

Based on the information provided, it is expected that the following applications will be required to assess the ability to connect to Queensland Urban Utilities networks:

1. Property Service Connection – Standard Connection

The Water Approval will require connection works to be undertaken. These works may be able to be undertaken under the Standard Connection process. Further information regarding Standard Connections is available at: <http://urbanutilities.com.au/development-services/our-services/water-and-sewerage-connections/standard-connections>.

2. Network and/or Property Service Connection – Minor Works

The Water Approval will require connection works to be undertaken. These works are expected to be available under the Endorsed Consultant Certification Scheme for Minor Works. You will be able to choose a QUU Endorsed Consultant and a contractor to appoint to design and construct the works, including live works in most cases (Permit to Work required) and then maintain the works for a specified period (usually 12 months) in accordance with the conditions stated in your Water Approval (including compliance with the SEQ WS&S D&C Code). Further information regarding the Endorsed Consultant Certification Scheme for Minor Works is available at: <http://www.urbanutilities.com.au/development-services/our-services/water-and-sewerage-connections/endorsed-consultant-certification-scheme>

Please note that the information provided within this section is subject to the specific aspects of the development and water application.

Fees and Charges

Queensland Urban Utilities fees and charges are stated in the Queensland Urban Utilities' Water Netserv Plan (Part A) Charges Schedule. The fees and charges that are likely to be associated with these applications are outlined below:

Standard Connection

1. Application Phase

Standard Connection Request Fee - \$152 (per service requested)

Standard Connection Charge - \$66 (per service connected)

2. Water Connections

Base Works Charge - \$2,415

Additional Works Charge (Water connection Adjacent to Streetworks) - \$1,403 (refer to charges schedule)

3. Wastewater Connections

Base Works Charge - \$2,044

Additional Works Charge (Additional Length) - \$103 (per metre over 3 metres, rounded to the nearest whole metre)

1. Application Phase (Minor works)

Base Application Fee – Property Services Connection \$564 (per connection / disconnection / alteration)

Base Application Fee – Network (1-10 lots) \$564 (per application for each service)

2. Design, Construction and Maintenance Phases

Certification Scheme Audit and Compliance Fee \$450 (per application for each service)

Time Frames for Assessment

Standard Connections

Under the streamlined Standard Connection process, we will decide your request within five business days. If it qualifies as a Standard Connection we will confirm the works charges within a further five business days.

When you are ready to proceed with construction, you will need to notify us and pay the works charges. Our contractor will contact you within three business days to arrange construction of your connection. You will need to confirm that the site is cleared and ready for construction.

The contractor will commence construction within 15-25 business days. We will issue you with a Connection Certificate once your connection is complete and all fees and charges have been paid.

If conditions are deemed unsafe due to wet weather, works will be postponed and rescheduled as necessary. We will advise you if there are any delays due to wet weather.

Connection Assessments (for applications other than Standard Connection)

To be completed within 20 business days of receipt of Properly Made Connection Application (including payment of the relevant assessment fee), or within a further 20 business days of receipt of requested information (unless extended by

agreement).

Design Phase

Typically, for an application which is classified as **minor works**, no assessment of the design phase is expected to be required from Queensland Urban Utilities.

However, Queensland Urban Utilities may audit a selection of certified designs based on its assessment of the risk of non-compliance

Other Guidance

A Build Over Sewer application (BOS) is required for this application based on the information supplied by the applicant.

This Services Advice Notice is current for a period of two (2) years from the date of issue. Should you wish to proceed with applying for a service connection please lodge your application via Queensland Urban Utilities Development Services Online Lodgement Portal at <http://www.urbanutilities.com.au/development-services>. Please include your Services Advice Notice reference number in your application.

Queensland Urban Utilities may, at its discretion, provide a reduced fee for a service connection application based on this Services Advice Notice if your application is received within 12 months of the date of issue and is substantially in accordance with the proposal upon which this advice was issued.

If you have any questions in relation to this Service Advice Notice, please do not hesitate to contact your account manager, Ruchira Wickramasinghe on 07 3855 6294 or Ruchira.Wickramasinghe@urbanutilities.com.au.

Alternatively, please contact our Developer Customer Services Team on 07 3432 2200.

Yours sincerely



Toby Turner
Senior Engineer
Queensland Urban Utilities