

## 1 Policy History

Revision No.	Council Meeting Date	Minute No.	Adoption Date
1	24 Apr 1990	0	24 Apr 1990
2	22 Dec 1992	C873	22 Dec 1992
3	14 Jan 2003	25	14 Jan 2003
4	11 May 2010	0142	11 May 2010
5	13 Aug 2013	0255	13 Aug 2013
6	10 Dec 2013	0408	10 Dec 2013
7	26 Aug 2014	0267	26 Aug 2014
8	22 Aug 2017	17/205	22 Aug 2017

## 2 Policy Objective

To protect the Council's interest should problems arise following the construction or placement of a building or structure over or within the zone of influence of a Council water and sewerage asset.

## 3 Policy Statement

Council may allow modifications to or construction over or near its water or sewerage assets where it has been determined that the block is restricted by unusual site constraints which would impact normal development. Construction over or near a water or sewerage asset must be considered as a last resort.

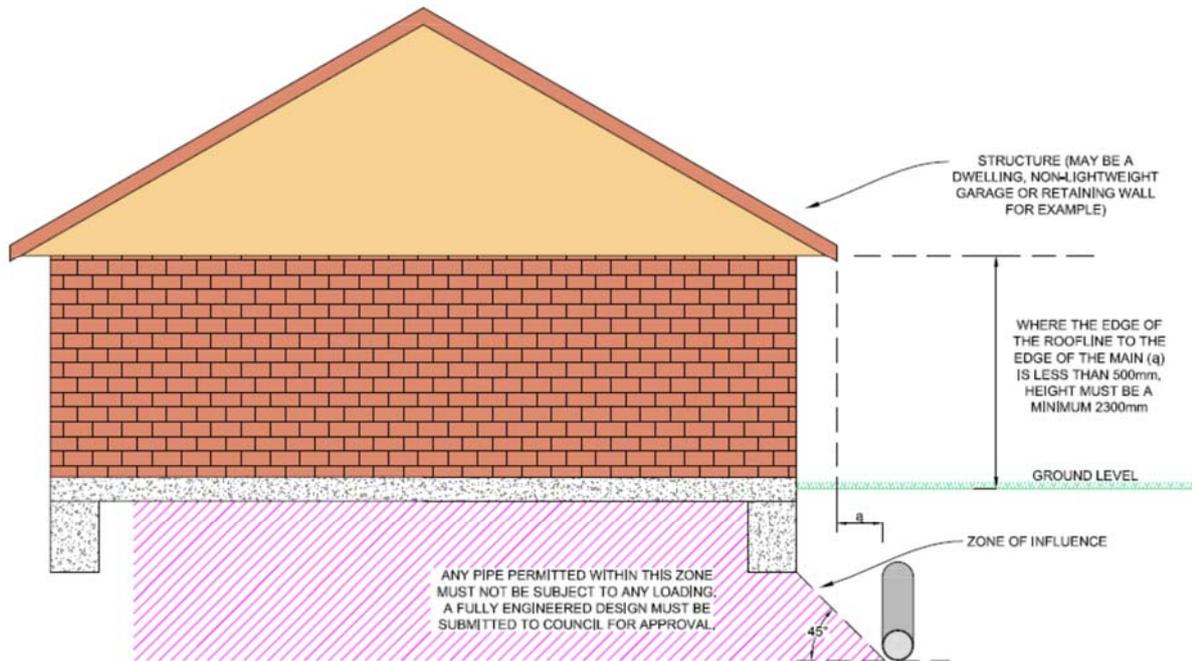
The following must be considered in the following order of priority when designing a structure near a Council asset:

- Option 1: Relocation of the structure;
- Option 2: Relocation of the Council asset;
- Option 3: Building over / near the asset.

Where options 1 and 2 have been exhausted and option 3 is the only remaining alternative, the following conditions apply:

- 1) Property owners are required to indemnify Council and create an easement or caveat in favour of Council.

- 2) A Condition Assessment is to be conducted on Council's asset (including CCTV footage for Council's gravity sewer infrastructure). The Condition Assessment is to be conducted at the property owner's expense and is to be submitted to Council for approval prior to any construction works commencing onsite.
- 3) Council may require the asset/s to be renewed and the renewal to be approved by Council prior to any construction works commencing at the property owners expense.
- 4) All structures, except inground swimming pools (refer clause 4 for inground swimming pools), may be constructed near an asset. The following conditions shall apply:
  - a) The property owner must engage a suitably qualified and experienced Engineer for a design for approval from Council.
  - b) No loading from the structure shall be exerted within the zone of influence and the invert of the asset. Refer to Fig. 1.
  - c) No piercing is permitted within 1 metre of the main.
  - d) Where the edge of the Council asset to the edge of the roofline is less than 500mm, the height of the roof must be at least 2300mm. Refer to Fig. 1.



**FIG. 1 - ZONES REQUIRING ENGINEERED DESIGN - ALL STRUCTURES EXCEPT SWIMMING POOLS**

- e) The applicant is responsible for arranging to have Council's asset accurately located onsite. This can be achieved by making a formal application to Council's Water & Sewer Department through Council's Customer Service Department. Where no Council record is available for the location of services, all costs are to be borne by the applicant.

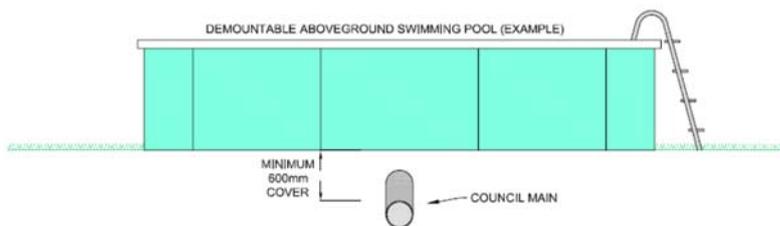
An inground swimming pool is not to be constructed within the zone of influence from the top of the pool unless engineering design and calculations completed by a suitably qualified Structural Engineer are submitted to Council demonstrating that the inground pool will not exert loading on Council's asset. Refer to Fig. 2.



**FIG. 2 - PROHIBITED ZONES - INGROUND SWIMMING POOLS**

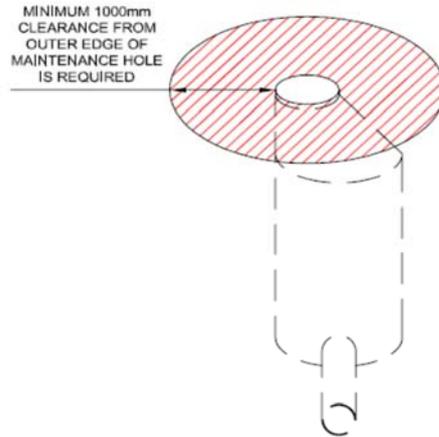
At the request of Council, the land owner is to completely drain all the water from the inground pool so as to reduce the loading on soil surrounding the sewerage main. The land owner is responsible for all costs associated with draining and refilling the pool once Council has completed any required works to the sewerage asset.

- 5) Lightweight structures are permitted to be constructed over an asset providing that there is no less than 600mm cover over the asset. Refer to Fig. 3.



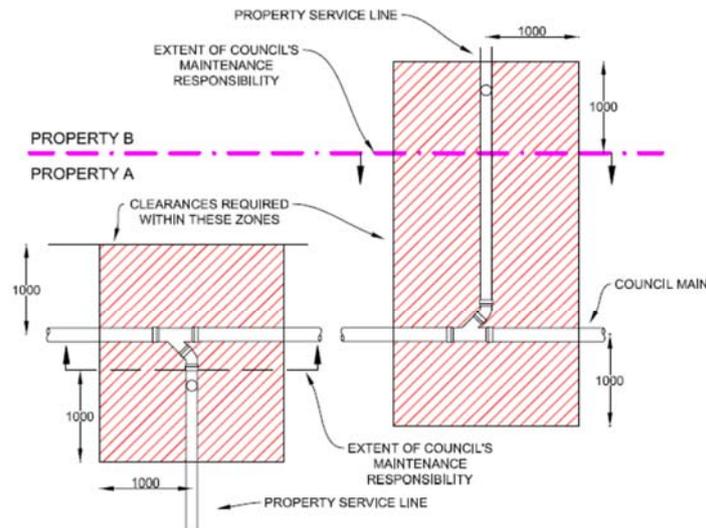
**FIG. 3 - LIGHTWEIGHT STRUCTURES**

- 6) A minimum 1 metre clearance is required from the outer edge of the top of a gravity sewer maintenance hole. Refer to Fig. 4



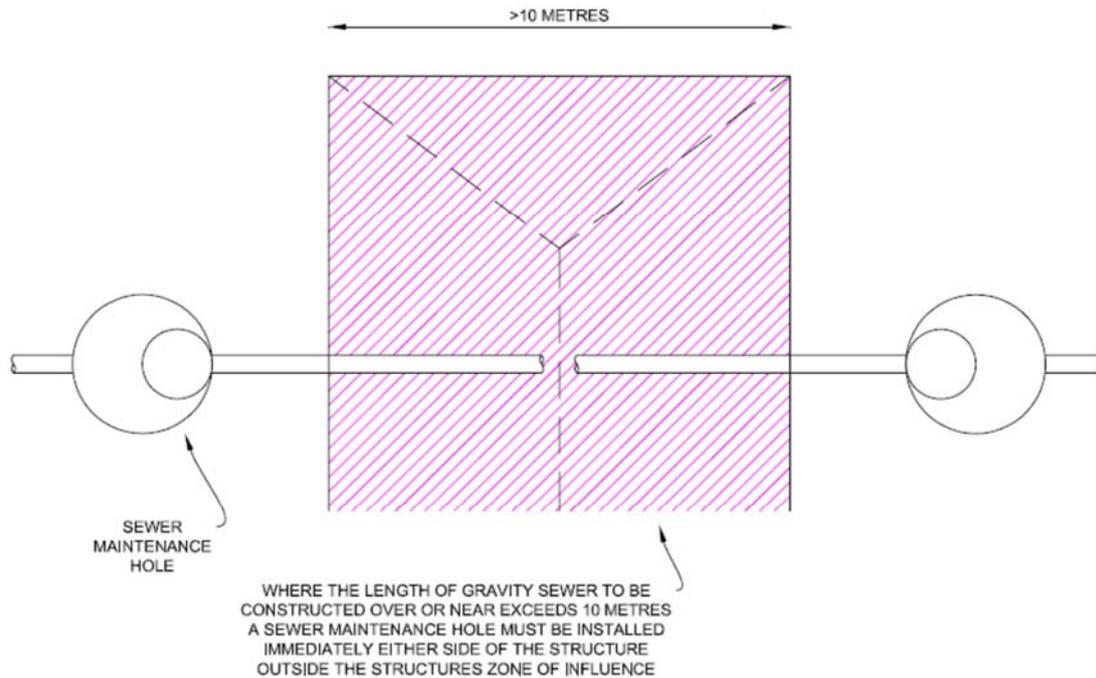
**FIG.4 - MINIMUM CLEARANCES - SEWER MAINTENANCE HOLES**

- 7) A minimum 1 metre clearance is required around Council’s maintenance responsibilities for a sewer property connection. The applicant is responsible for arranging to have the sewer property connection accurately located onsite. This can be achieved by making a formal application to Council’s Water & Sewer Department through Council’s Customer Service Department. Refer to Fig. 5 and the policy ‘Council Responsibility – Water and Sewerage Services’.



**FIG 5 - MINIMUM CLEARANCES - GRAVITY SEWER CONNECTIONS**  
(ALSO APPLIES TO PRESSURE SEWER CONNECTIONS)

- 8) Construction must not cover a length greater than 10 metres of a gravity sewerage main. This may be extended up to a maximum of 80m when maintenance holes placed immediately either side of the structure outside the structures zone of influence. Refer to Fig. 6.



**FIG 6 - STRUCTURES OVER/NEAR A GRAVITY SEWER MAIN EXCEEDING 10 METRES**

9) Concrete encasing will not be considered.

10) Where concrete slabs are constructed over or near an asset, a full depth joint in the concrete must be included 1 metre either side of the asset.

Any damage to a water or sewerage asset is to be promptly reported to Council. The costs for repairs shall be responsibility of the property owner or the negligent party.

Where Council is aware of future expansion of its water and sewerage services, the property affected must take into consideration all relevant matters mentioned above when planning new developments.

## 4 Definitions

### ***Water or sewerage asset:***

Infrastructure concerned with the supply of water and sewerage services, owned and maintained by Council. Examples are: gravity sewer mains, sewer maintenance holes, pressure sewerage mains and water mains and associated fittings.



**Structure:**

A building that is unable to be removed without the need for total or partial demolition. This may be a residence, non-lightweight garage or shed or a retaining wall.

**Light weight building or structure:**

Includes structures such as demountable aboveground swimming pools and rainwater tanks that are able to be removed via manual handling and buildings up to 60m<sup>2</sup> in floor area constructed as portal frame or similar with bolted base connections, able to be removed using machinery without the need for partial or total demolition.

**CCTV:**

Closed Circuit Television.

## 5 Exceptions

Any proposed variations to this policy will be considered on its merits following receipt of a formal written application and justification.

## 6 Legislation

*Local Government Act 1993 – Section 59A*

Local Government (General) Regulation, 2005, Reg. 18-23

## 7 Related Documents

None

## 8 Directorate

Utilities