

Building Over Water/Sewer Pipelines Policy

For more information contact
Shoalhaven Water

City Administration Centre

Bridge Road (PO Box 42)
Nowra NSW Australia 2541

P: (02) 4429 3214

F: (02) 4429 3170

water@shoalhaven.nsw.gov.au

www.shoalwater.nsw.gov.au

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1 PURPOSE

This policy document has been prepared as guidance for proposed development/s where approval is required from Shoalhaven Water for building over or adjacent to Council’s gravity sewer mains, pressure sewer mains and water pipelines. The implementation of this policy will ensure that Council’s assets are protected, and adequate clearance is provided to those assets for operation and maintenance.

2 RELATIONSHIP TO OTHER DOCUMENTS

This policy should be read in conjunction with the following documents

- Shoalhaven Waters “Building over and adjacent to assets technical guide”
- Water Services Association of Australia NSW Regional Water Supply and Sewerage Codes

3 STATEMENT

Shoalhaven Water’s (SW) first position is that structures are not constructed over, or close to sewers, water pipelines or within Easements.

Applications for construction adjacent to and/or over SW’s assets or within easements that are in favour of Shoalhaven City Council will only be considered if it can be clearly demonstrated that the applicant has investigated all other options for development. The applicant/developer/designer must give due consideration and/or care to protect Council’s water and sewer assets and ensure access for operation and maintenance purposes.

SW will treat each application on its merits, but it should not be assumed that consent for construction over or near the sewer will be automatically granted.

No construction will be permitted over water pipelines or within the easements for water pipelines.

Building over sewer means the erection of a structure over or within the zone of influence of a sewer.

Easement to drain sewage means a legal entitlement placed over a parcel of land for the purposes of the provision, operation and maintenance of sewer infrastructure.

Easement for Water Supply or Easement over Line of Pipes means a legal entitlement placed over a parcel of land for the purposes of provision, operation and maintenance of water supply infrastructure.

Encasement means the protection of a sewer pipe by encasing all around with concrete to SW standards

4 PROVISIONS

4.1 Restrictions/Exemptions

4.1.1 Restrictions

Structures will not be permitted to be built over and/or in close proximity to the following:

- a) Critical water and sewer assets, sewer rising mains or pressure sewer mains (generally all sewer mains of greater diameter than 150mm mains and/or assets deemed to be excessively deep i.e., greater than 3.0m), as determined by SW.
- b) Concrete pipes, asbestos cement pipes, vitreous clay pipes. However, if local conditions permit, these pipes can be replaced with alternative pipe types, subject to approval by SW. In most circumstances SW will provide the replacement pipe for sewer assets which are approved for concrete encasement, or which are to be replaced as part of the approval. Water supply pipes will not be replaced by Shoalhaven Water.
- c) Any pipes that, in the opinion of SW, is in poor condition. Exposing of the pipe so that it may be inspected by the SW and, if necessary, repaired or replaced, may be a requirement.
- d) Any water and sewer assets where sufficient clearances cannot be achieved (For further details see WSAA's NSW Regional Water and Sewer Supply Codes and or Shoalhaven Waters "Building over and adjacent to assets technical guide")
- e) Sewer manholes, lamp holes, maintenance points, surface fittings, pressure sewer units and junctions where sufficient clearances cannot be achieved. These structures enable ventilation of the sewer and provide access for maintenance, operations and inspections. (See Shoalhaven Waters "Building over and adjacent to assets technical guide" for further details)
- f) Sewers and or water supply assets in water charged ground unless normal building over asset precautions can be taken and approved by Shoalhaven Water.
- g) Where access to adjacent land is required to undertake the works and access to enter is NOT granted by the adjacent landowner.
- h) No construction permitted over or within 5 metres of water mains
- i) Encasement of water mains is not permitted under any circumstances.

4.1.2 Exemptions

Some lightweight structures may be exempt from certain conditions set down in this policy, as noted below:

- a) If the proposed structure/s are approved by Council as readily demountable and can be easily dismantled by the owner at their own risk and expense, at any time, as requested by Shoalhaven Water. The applicant may need to provide information confirming the above.
- b) If the proposed structure/s do not place a superimposed load on the asset and do not prevent reasonable access to the assets either at the stage of construction or in the foreseeable future (owing to alteration of the structure).
- c) Small retaining walls where:

- maximum soil retaining height of 600mm (as determined as an “exempt development” by Shoalhaven City Council), and
- sewer main is not classified as critical, and
- sewer depth is greater than 1200mm, and
- sewer is in soil with zone of influence of 1H:1V.

d) Driveways, however:

- where it will be impacting Stop valves, Hydrants, service connection points of opposite lots, and

Sewer maintenance structures. SW should be contacted immediately for appropriate action.

- where clearance between underneath the slab and the SW asset is not achieved as per the Shoalhaven Waters “Building over and adjacent to assets technical guide” and Water Services Association of Australia NSW Regional Water Supply and Sewerage Codes, SW should also be contacted

In general, each case will be assessed on its merits after lodgement of a Development Application/Certificate of Compliance with consideration being given (but not limited to) the loads imposed on the assets, access to the assets, and the criticality of the asset.

For more technical guidance regarding building over or near Councils assets please refer to Shoalhaven Waters “Building over and adjacent to assets technical guide” IMPLEMENTATION

The Water Asset Planning & Development Section of Shoalhaven Water has responsibility to implement this policy.

5 REVIEW

This policy will be reviewed within one year of the election of every new Council, or earlier should circumstances change to warrant a review.

6 APPLICATION OF ESD PRINCIPLES

None applicable.

7 MINOR AMENDMENTS

Minor amendments to this policy may be approved under delegated authority to the Executive Manager of Shoalhaven Water.