

Building Over Sewers Policy:

Appendix 4 - Fact Sheet

Water and Wastewater

Building Over or Near to a Service within the Bundaberg Regional Council Area

A4.1 Background

In certain circumstances, a land owner may desire to construct or place a building/structure over or adjacent to Council's underground assets. Such structures generally increase the risk of damage to Council's assets and also increases cost to maintain and repair Council's assets, resulting in additional costs being passed onto the community via increased rates.

To ensure that the structural integrity and physical functionality of the service is maintained and that future access for any necessary maintenance is always available and to reduce the cost burden placed on ratepayers, it is preferred that buildings/structures are not located over or within the zone of influence of a Council asset.

A 4.2 Definition of a service

A "service" is any infrastructure that provides community benefit and when compromised by an action on private property can result in any loss of service or amenity to Council or any member of the wider community. Generally providing for reticulated water, bulk water, sewerage, stormwater, electricity, telecommunications, gas or transport.

A4.3 Consent required

Before commencing construction, it is necessary to obtain consent to build over or adjacent to a *service*. An application, documentation and fee are applicable. Obtaining consent is a mandatory requirement due to building legislation in the case of assessable building work, or the easement rights within the title document, or relevant provision in a planning scheme.

A4.4 Development approval

In some instances a property condition relating to the service/s may have been imposed on the original development approval for the estate subdivision. This type of condition also prohibits building over or adjacent to a *service* without Council's consent.

It should be noted that applying for consent does not mean that it will be granted. Further, it may be granted subject to certain conditions.

A4.5 Application requirements

An application to build over or adjacent to a service must be lodged with Council when:

- You propose to construct or place any building/structure, whether it requires a building approval or not, within an easement issued in favour of Council.
- The offset of the nearest point of your proposed building/structure from the centre line of the sewer, or stormwater main will be a distance that is less than the depth to

the invert of that main or within 1.5 m from the centreline of the main (measured laterally).

A4.6 Prohibited activities and building work

The following will not be permitted and shall not be considered where:

- The building works is an in ground pool.
- The sewer line in question is a trunk sewer equal to or greater than 150 mm diameter.
- The building works are proposed over or within 1.5m of access chambers or Points of Connection (POC).

Structures are not permitted to be constructed:

- Within the zone of influence to a sanitary drainage connection to a sewer main; or
- Within a registered sewerage easement.

Wherever possible structures and services are to be located a minimum of 1.5m metres from the edge of the sewer to the footings.

A4.7 Piering requirements

Structures within the sewer mains angle of repose / zone of influence are to be piered in accordance with the following:

Proposed structures within the zone of influence to a sewer main are subject to the approval of Bundaberg Regional Council's Delegated Officer.

The applicant is required to submit:

- Site plan indicating the location of both structure and sewer main;
- Pier or footing details
- Engineer's design certificate (dwellings only);
- Indemnity form completed by the owner;
- Easement agreement
- Relevant assessment fee; and must
- Undertake a condition assessment of the sewer.

A4.8 Risk and Cost Exposure

The landowner should note that building over sewer decisions requires significant investigation and due diligence as a significant cost and risk burden may be required to be borne by the developer to ensure Council's legitimate interests are protected.