Procedure 4.06.4  Construction over and near Council underground assets

<table>
<thead>
<tr>
<th>Department</th>
<th>Transport and Utilities Group</th>
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<tbody>
<tr>
<td>Responsible Officer</td>
<td>Manager</td>
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Scope
This procedure applies to the construction of structures over or near Bega Valley Shire Council water supply and sewerage assets.

Purpose
This procedure has been prepared to provide guidance on the requirements which need to be considered when planning to construct structures over or near Council’s underground water supply and sewerage assets.

The requirements outlined in this procedure are in place to protect Council’s assets from potential damage arising from construction activities and also to ensure that access to them is preserved for maintenance and repair purposes.

Definitions

**Underground asset**
Any underground pipe, valve, pit, main, shaft or structure owned by Council.

**Easement**
Land dedicated for water supply and sewerage assets. Not all land has easements and not all assets are located in easements. If land has an easement it will be shown on the Deposited Plan and described in the Section 88b Instrument attached to the land title.

**Inspection Shafts**
This is the pipe rising to ground level that defines the connection point between the owner’s pipes and Council’s assets.

**Manhole**
Used to provide direct access to the sewer system for maintenance activities. Manholes are located where sewer pipes change direction or approximately every 100 metres on straight sections. Manholes are usually constructed of concrete and are flush with the ground.

**Sewer Pipes**
Sewer pipes are any pipes that convey sewage by gravity.

**Sewer Rising Mains**
Sewer rising mains are pipes that convey sewage under pump pressure.

**Structures**
Structures include buildings, houses, outbuildings, car ports, garden sheds, retaining walls, fences, cutting and/or filling earthworks, driveways or any other works that may have the potential to impact Council underground assets

**Water Mains**
Water mains are pipes that convey drinking water under pump pressure.
Requirements

Property owners must obtain prior approval to build or carry out work over or near Council’s underground infrastructure. This approval is additional to any other development approval.

If Council approves the erection of a new structure over or near an underground asset, we may require replacement of pipe, concrete encasement, underpinning of foundations or other measures to safeguard the integrity of the asset and the structure.

The construction and erection of structures over sewer rising mains, water mains, sewer junctions, inspection shafts, manholes or easements is prohibited.

The construction and erection of structures near Council’s underground assets may be possible. The proponent shall provide to Council’s Manager Water and Sewerage Services a report and plans from a Certified Practicing Structural Engineer certifying that the design of the proposed structure does not place additional loading on Council’s underground assets. Reports and plans from building contractors will not be accepted. Figure 1 below indicates the typical zone of influence for consideration when constructing over or near a Council underground asset.

![Diagram of Zone of Influence](image)

<table>
<thead>
<tr>
<th>Pipe Diameter</th>
<th>Trench Width (w) for ZOI Calculation</th>
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<tbody>
<tr>
<td>( \leq 300 \text{mm} )</td>
<td>900mm</td>
</tr>
<tr>
<td>( &gt; 300 \text{mm} - \leq 450 \text{mm} )</td>
<td>Diameter + 700mm</td>
</tr>
<tr>
<td>( &gt; 450 \text{mm} - \leq 900 \text{mm} )</td>
<td>Diameter + 900mm</td>
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**Figure 1  Zone of influence**

Existing Structures

Where structures have been built over an underground asset without Council approval, we may require that the structure be demolished, moved or substantially modified to the satisfaction of the Manager Water and Sewerage Services.

Where it is necessary to access an underground asset for maintenance or repair work, Council will not be held liable for the cost of restoring any structures erected without Council approval and the property owner may be charged for extra work required to be undertaken because of that structure.
Costs

The Applicant will be responsible for all costs associated with:

- Investigation, design and approval.
- Construction
- Repair of damage to Council water or sewer infrastructure caused by construction over or near an existing asset.
- Relocation of assets

Procedures, guidelines and supporting documents

Current fees and charges