

Building Over Sewers Policy:

Appendix 1 – Technical Guidelines

A1.1 Development and use of these technical guidelines

The Technical Guidelines have been developed to provide specific technical specifications for application to Bundaberg Regional Council for a variety of work situations. The application of the technical guidelines will ensure that decisions are consistent and in line with the purpose of the Building Over Sewers Policy.

Although these guidelines are to assist in assessing applications they do NOT replace the Building Over Sewers Policy where “*Council considers that it is undesirable for a building to be located over a sewer line and that construction of such is avoided if at all possible*”.

The Building Over Sewers Policy specifies the following performance criteria which identify the aims of Bundaberg Regional Council in delivering the policy objectives:

1. The carrying out of building work near or over a sewerage asset must not:
 - a. Interfere with or adversely affect the function of the asset;
 - b. Place any additional load on the asset;
 - c. Increase the future maintenance costs.
2. Adequate access must be provided to the sewerage asset for future maintenance.
3. Adequate access must be provided to any associated access chamber.
4. Access must be maintained to a sewer connection point at all times.

These technical guidelines provide details of situations that allow for these performance criteria to be achieved. There may be alternative options to achieve these performance criteria which may be approved by the Group Manager Water and Wastewater or his Delegated Officer, following application and risk assessment.

These guidelines are designed to enable the following activities:

1. Assist Council Officers to conduct a risk assessment on applications to build over or adjacent to Council’s sewerage infrastructure;
2. Provide applicants and development engineers with details of requirements to satisfy Council’s Building Over Sewers Policy.

A1.2 Consent declined provisions

Construction over an existing sewer line are **NOT** unconditionally permitted if the current provisions of Building over Sewers Policy GP-3-030 policy section 4.3.1.1 are not met.

A1.3 Council “Risk Accepted” consent accepted provisions

If none of the proposed designs can be updated to mitigate provisions listed in A1.2, a building may be located over the sewer line at the discretion of Council’s Delegated Officer, provided:

- Council accepts a positive risk assessment report, and
- The Applicant meets the requirements of the current Building over Sewers Policy GP-3-030 policy section 4.3.1.1

A1.4 Design requirements

Structures built within 1.5 m of Council’s sewerage assets will conform to the following design standards.

Figure 1 shows the zone of influence which must not be compromised by building works.

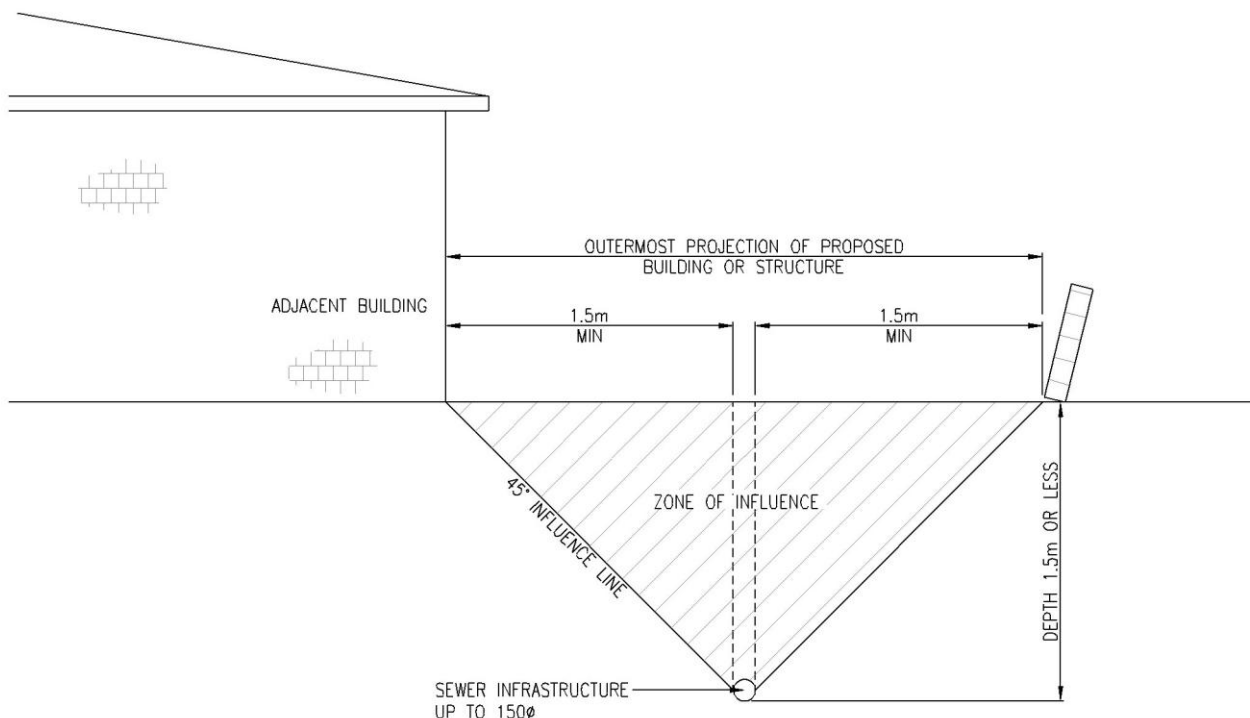


FIG 1

Figure 2 – Technical requirements for proposals to build or modify structures over or adjacent to sewerage assets.

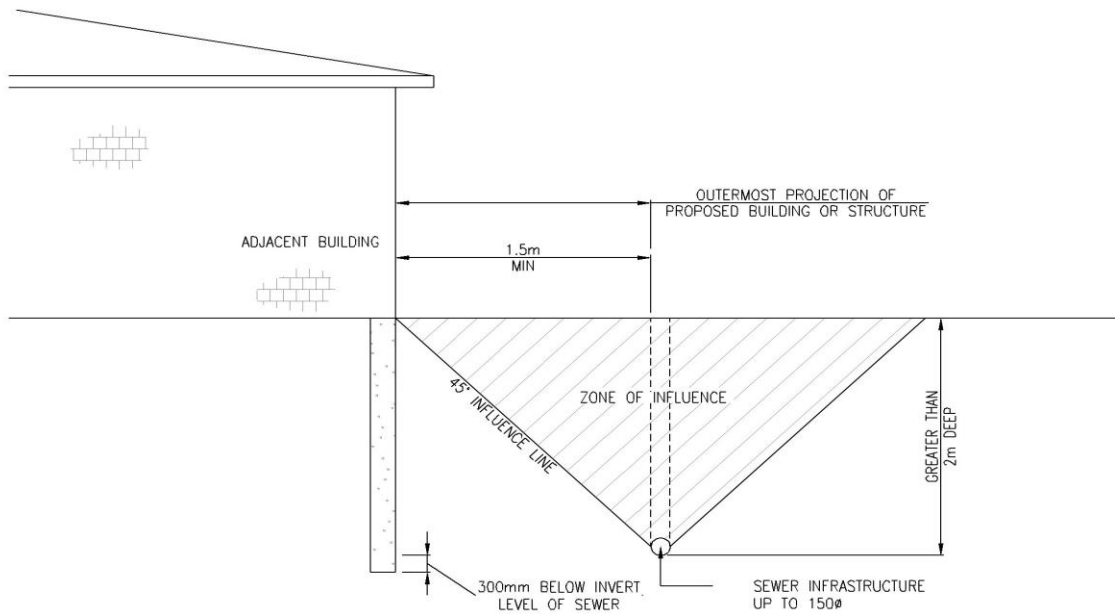


FIG 2

Figures 3 – Alternative technical requirements for proposals to build or modify structures over or adjacent to sewerage assets.

NOTES:

- * FIGURE 1 SHOWS THE ZONE OF INFLUENCE WHICH MUST NOT BE COMPROMISED BY BUILDING WORKS.
- * FIGURE 2 SHOWS TECHNICAL REQUIREMENTS FOR PROPOSALS TO BUILD OR MODIFY STRUCTURES OVER OR ADJACENT TO SEWERAGE ASSETS.
- * FIGURES 3 & 4 SHOW ALTERNATIVE TECHNICAL REQUIREMENTS FOR PROPOSALS TO BUILD OR MODIFY STRUCTURES OVER OR ADJACENT TO SEWERAGE ASSETS.

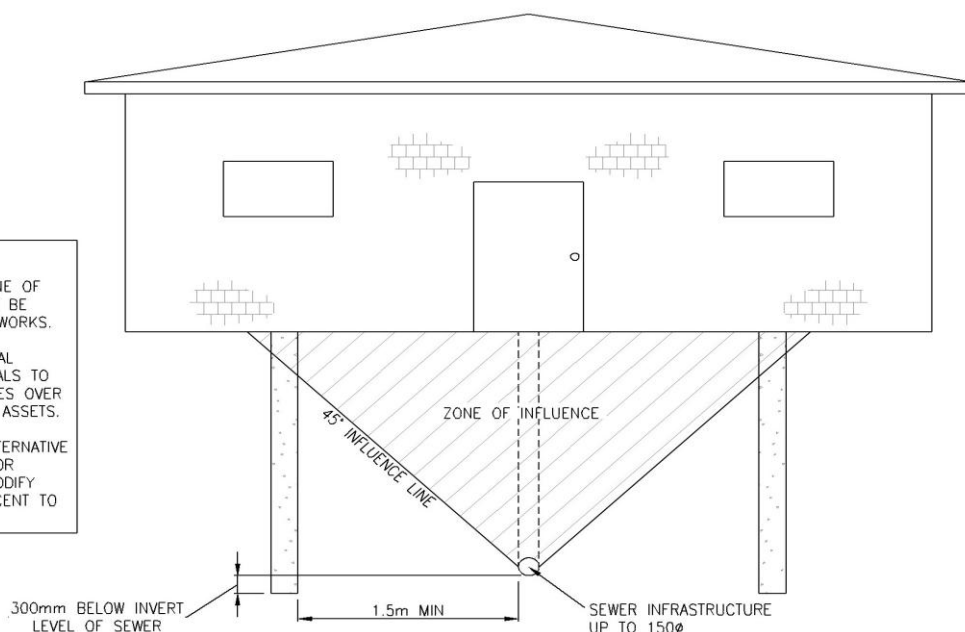


FIG 3

Figure 4 – Alternative technical requirements for proposals to build or modify structures over or adjacent to sewerage assets.

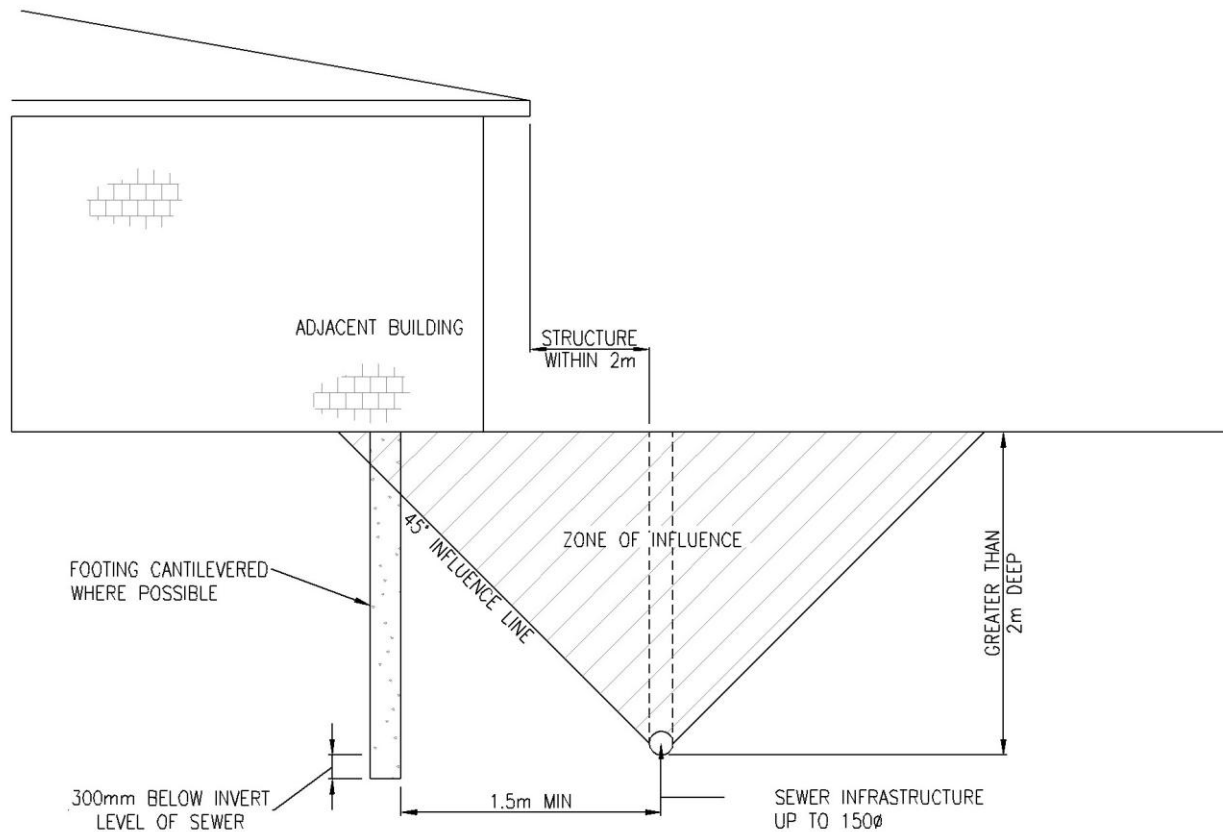


FIG 4

Prior to any works commencing a plan of the footing designs shall be approved by a RPEQ and submitted to Council’s Delegated Officer for approval.

Compliance with the above is deemed to comply.

Note

The Building Act 1975 provides that a private certifier must not grant a building development approval for work located over or adjacent to a sewer main without the service provider having given its written consent under the Water Supply (Safety and Reliability) Act 2008.

A1.5 Inspection Requirements

Preconstruction Inspections

Council will require the condition of sewerage pipes to be inspected prior to approval of any application to build over or adjacent to sewerage assets.

Construction Inspections

The following stages of work represent HOLD points and must be presented for inspection:

- a) All footing systems located within the zone of influence of any Council sewerage infrastructure must be inspected and certified by the Building Certifier or a RPEQ;
- b) All exposed sewers – prior to backfilling a Council representative shall be given the opportunity to inspect. A minimum of 24 hours notice is required.
- c) All replaced or relocated sewers must be inspected and approved by a Council representative at the Applicant's expense prior to backfilling. A minimum of 24 hours notice is required.
- d) All access chambers which are replaced or relocated must be inspected and approved by a Council representative at the Applicant's expense prior to backfilling. A minimum of 24 hours notice is required.

A1.6 Permits

Where development is permitted under the Building Over Sewers Policy either over or adjacent to Council's sewerage assets, the approval is subject to compliance with any conditions set out in the policy or this technical guidance document.

A1.7 Enforcement

Should the applicant or property owner fail to correctly apply this policy or comply with the associated conditions then the approval of Council to build over or adjacent to the sewerage asset shall be deemed to have not been obtained. In which case the owner / developer will be in breach of the Water Supply (Safety and Reliability) Act 2008 and shall be subject to prosecution and shall be liable for costs associated with rectification works.