INTENT

This policy is to state the conditions and requirements of Bundaberg Regional Council with regard to building over or adjacent to Council's sewerage assets.

SCOPE

This applies to all construction that may interfere with or restrict access to Council's sewerage infrastructure.

POLICY OBJECTIVES

This policy allows development of the land by landowners whilst ensuring Council's infrastructure is accessible and is not interfered with or damaged as a result of new building works or their imposed loads. It also ensures that costs associated with maintaining, repairing or replacing underground Council's sewerage infrastructure are minimised.

POLICY PRINCIPLES

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.

In assessing whether building works trigger a condition of this policy, it shall be the responsibility of the Applicant to accurately locate sewerage infrastructure on-site, prior to the commencement of any design works for the proposed buildings or structures. The actual location and depth shall be recorded on a site plan. Dimensions shall be taken from permanent buildings or structures or property boundaries on-site. The site plan shall then be submitted to Council for assessment and updating of records.

Construction of a building over an existing sewer line is **NOT** permitted if:

a) The building can be sited elsewhere on the lot such that it is not constructed within 1.5 m of a sewer line.
b) The building layout can be modified to avoid construction within 1.5 m of the sewer line.
c) The alignment of the sewer line can be altered, at the applicant's cost, to avoid the proposed building.
d) The building works is an in ground pool.
e) The sewer line in question is a trunk sewer equal to or greater than 150 mm diameter.

No building works shall be permitted to build over or within 1.5 m of access chambers or Points of Connection (POC).

The distance of 1.5 m must be referenced from the centre of the sewer line to the outermost projection of the proposed building or structure whether it be the outside walls, footings, retaining wall bases or the roof line.

This must be assessed by a Council Officer before moving on to the next stage below. The Applicant will provide all relevant information in writing to demonstrate points a) to e) or work cannot be undertaken. This is a HOLD point and the Applicant will be notified in writing of Council's decision.

If the Applicant demonstrates that none of the above modifications can be made then at the discretion of Council's Delegated Officer, a building may be located over the sewer line provided the Applicant meets the following requirements:

a) The design and construction of any works near or over Council infrastructure must be prepared and certified by a registered engineer with Registered Professional Engineers Queensland (RPEQ) and submitted to and approved by Council's Delegated Officer prior to commencement of works. Technical guidelines (Appendix 1) supporting this policy should be read in conjunction with it.

b) Footings must be designed so that no extra load is exerted on the sewer line. Footings must also be designed to maintain the structural integrity of the building in the event that the sewer line adjacent to the building is exposed for maintenance purposes.

c) A sewerage easement 3.0 m wide centred over the existing line is provided for the full length of the sewer line from lot boundary to lot boundary. In addition, the Applicant shall give Council a formal agreement in the form of a sewerage easement document (Appendix 5) to the satisfaction of Council, allowing Council unrestricted access to the sewer line and indemnifying Council (Appendix 3) against all claims arising out of the existence of the sewerage line on the premises;

d) The full length of sewer line under the proposed building works shall be assessed for condition by Council, at the Applicant's cost, before and after construction. The fee for performing an inspection of the sewer line shall be set on an annual basis through Council's Fees and Charges. Based on the results of this assessment, Council at its sole discretion, shall either:

- Require that the sewer line under the proposed building be renewed by Council at the Applicant's cost (Appendix 6); or
- Require the Applicant to contribute to the future renewal of the sewer line. The contribution would be based on the cost of replacing the sewer line under the proposed building works using modern replacement techniques. In addition to this contribution, any POCs on the premises shall be accessible and clear of any building works and the manholes upstream and downstream shall also be accessible and at ground level. Any existing POCs beneath a proposed building are to be removed and replaced with a straight section of pipe. The cost of complying with these requirements shall be borne by the Applicant. Quotation shall be prepared to include any contributions and relocation works that may be required to satisfy this policy.

<u>Further information</u>

Structures as detailed hereunder shall be exempt from the requirements of sections
4.3.1.1 and 4.3.1.2 but are still prohibited from building within 1.5 m of access chambers or Points of Connection (POC).

a) Garden sheds of size less than or equal to nine square metres (9 m2);
b) Pergolas / carports which comply with the following:
   i) Floor constructed of pavers or other segmental paving unless a concrete floor is already existing in which case this floor may remain;
   ii) Roofs made from sheet metal or shade cloth;
   iii) Structures bolted to footings and attachment to houses that can be easily dismantled;
   iv) Pergolas or carports are not to be enclosed with lattice or any other material. A notation of the Rates Property Notes shall be made concerning this detail.
   v) Retaining walls less than or equal to 0.5 m in height.
   vi) Footings at least 1.5 m clear of the sewer line;
c) Above ground demountable pools and spas.

Applications Process

Where the proposed building works are regulated by the Sustainable Planning Act 2009 or the Building Act there is a statutory application and approvals process that must be followed.

Where no such statutory approvals are required an owner / developer will still need to obtain Council's written consent to conduct works over or adjacent to Council's infrastructure (Appendix 2).

The Water Supply (Safety and Reliability) Act 2008 "Interfering with Service Provider's Infrastructure" is the Head of Power for this policy.

REFERENCES/ASSOCIATED DOCUMENTS

FM-7-467 Notice to Service Provider Application to Build over or close to a Council Sewer Main

FM-7-468 Notice to Service Provider Indemnity Agreement (Building Work) Build Over / Adjacent to a Service

FM-7-469 Building Over Sewers Policy Appendix 5 - Easement Registration Form

MD-7-204 Building Over Sewers Policy Appendix 1 - Technical Guidelines

MD-7-205 Building Over Sewers Policy Appendix 4 - Fact Sheet

MD-7-206 Building Over Sewers Policy Appendix 6 - Cost Sharing Arrangements

Queensland Development Code MP 1.4

Water Supply (Safety and Reliability) Act 2008

DOCUMENT CONTROLS

This policy will be reviewed biennially or in response to changes in law or best practice.

POLICY OWNER

General Manager Infrastructure