

GUIDELINES FOR BUILD OVERS



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1 Introduction

South Gippsland Water (SGW) owns, operates and maintains assets providing water and wastewater services to communities in the region. As part of these services, we operate and maintain underground pipeline assets which are often located within easements within private properties.

Construction of structures and features over easements and assets can impede and prevent access to such pipelines during emergency operations, maintenance and replacement activities. This in turn can have significant impacts to customer's water supply and sewerage services. As such, South Gippsland Water needs to effectively manage and control any proposed structure or construction activity proposed within the vicinity of our assets and easements.

Build over approval is required from the Corporation for any structure to be built, or any filling to be placed within 1 metre of any of the assets owned and operated by the Corporation. This approval also applies for any structure to be built over any easements set aside for the purposes of sewerage and/or water (*Water Act 1989, Clause 148*).

These requirements assist in protecting sewer and water assets from damage while ensuring that customers avoid the cost and inconvenience of removing structures (possibly at very short notice) that may impede access to a Corporation asset for maintenance.

It is the landowner's responsibility to ensure that any proposed works adhere to legislative obligations and confirm the actual location of the assets prior to any work proceeding.

These guidelines will inform landholders of the application process and what activities/structures SGW will consider near our assets and easements.

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2 Definitions

Definitions	
Access	24 hour access is required for maintenance purposes and unrestricted entry to the sewer is to be maintained. This may be achieved by having a structure open on a minimum of two sides. Unlocked roller doors etc. are not acceptable.
Angle of Repose	For the purpose of these requirements, the angle of repose means a 45 degree angle from the invert level of an asset which is used to determine the depth to which a footing must extend to ensure no additional load is placed on the asset. Line defining the zone of influence below a load placed by soil by a structure or footing (generally taken to spread at an angle of 45 degrees). Water and sewer assets must be above this zone of influence
Asset	Assets include, but are not limited to, sewerage pipes/ mains, water mains and access pits or manholes that South Gippsland Water owns or has a responsibility to maintain and operate. Also includes pressure sewer pump units and property service lines for Poowong, Loch, Nyora or Alberton townships.
Cantilever	Cantilever construction allows for overhanging structures without external bracing, in contrast to constructions supported at both ends with loads applied between the supports, such as a simply supported beam found in a post and lintel system.
Cut	Removal of any soil, rock or other matter that supports, protects or covers any works of the Corporation.
Decommissioned Asset	An asset that is not currently in active use but is still located within the ground.
Deed of Agreement & Consent	A document which owners complete to indemnify the Corporation against all legal actions/ claims and costs arising out of the construction or retention of a building and or structure.
Demountable	Any structure or roof that can be manually dismantled and removed from its current position by two people within a four hour period.
Easement	Is a right attached to a piece of land which allows a person to use the land of another person in a particular manner. An easement can either be stated and visible on the certificate of title plan or it can be implied. Easements may be provided over a lot to enable access for maintenance and repair or to provide water or sewerage services (Refer Section 12 – Subdivision Act 1988).
Fill	Any filling to be placed within 1 metre laterally of any of the works of the Corporation.
Gravity Sewer	A system wherein flow and/or pressure are caused by the force of gravity.
Habitable	Any structure constructed or that can be readily converted to be suitable or fit to live in.
Height Clearance	Height of structure above finished ground level required to allow unobstructed access by machinery to water or sewer assets.
Information Statement	A statement as set out in Section 158 of the Water Act 1989.

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Inspection Opening	In relation to sewerage works, means an access opening in a pipe or pipe fitting, installed to facilitate inspection, testing or the clearing of obstructions, and fitted with a threaded cap or plug or an access cover.
Inspection Shaft	In relation to a sanitary drain, means a shaft constructed in the line of the drain for the purpose of locating, inspecting and clearing the drain
Maintenance Hole (also now known as a Manhole)	A structure with a removable cover that allows human and machine access to a sewer main.
Maintenance Shaft	A structure that provides for inspection and maintenance equipment access but not human entry to a sewer.
Pressure Sewer (Rising Main)	The section of the sewerage system where the flow is under pressure from a pumping station.
Property Connection Branch/Sewer	A short sewer, owned and operated by the Water Agency, which connects the main sewer and the customer sanitary drain; it includes a junction on the main sewer, a property connection fitting, in some cases a vertical riser, and sufficient straight pipes to ensure the property connection fitting is within the lot to be serviced
Property Connection Point (PCB)	Point of connection between the property connection sewer and the customer sanitary drain.
Property Service	Means the water supply pipe connecting the water main of a water corporation to the outlet of any fixtures installed on a serviced lot.
Readily Removed	<p>This refers to small items that can be easily removed from an area when immediate access is required. Removing these items must not affect the integrity of any structure and must allow sufficient access to the Corporation asset. They will also not be reinstated by the Corporation. These items include:</p> <ul style="list-style-type: none"> • Small garden beds • Play houses etc. with no floor • Paving stones
Redundant Asset	Assets that are no longer in use by the Corporation. They are typically water or sewer mains that have been replaced by new infrastructure, but remain in their original below ground location.
SGW	Means South Gippsland Region Water Corporation
Structure	Something built or constructed and includes, but is not limited to, houses, sheds, walls and fences.
Relocatable Unit	Any structure designed or capable of being removed or relocated.
Works	Includes any change to the natural or existing condition or topography of land including the removal of any soil, rock or other matter that supports, protects or covers any works of the Authority

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3 Application Process

3.1 Pre Application

- Prior to designing any structure or carrying out works, establish whether the proposed structure or works will be located over an easement or within 1.0 metre of an SGW asset;
- Request an asset location plan (Size, Depth & Offset) from Dial Before You Dig. Alternatively, you can contact SGW and request a copy of our asset information on your property. SGW will then provide a plan showing the boundaries of your property and all assets held within;
- Note: It is the applicant's responsibility to confirm the actual location of assets prior to lodging an application;
- Download an application to build over from our website <http://www.sgwater.com.au/wp-content/uploads/2014/03/FTE-001-Application-to-Build-or-Retain-a-Structure-over-Assets-and-or-Easements-Form-1.pdf>;
- The completed application, together with the fee and all supporting documentation, is then lodged with the Corporation for its assessment.

3.2 Assessment (2 weeks)

Submission of an application does not constitute approval. Each application is subject to assessment on its own merits.

- SGW will assess the documents provided. If these are not sufficient to make an assessment you may be asked to provide additional information;
- If the proposal meets the requirements set out in these guidelines, a preapproval letter will be sent to you along with SGW's standard Deed of Agreement and Consent for signing;
- If the proposal does not meet the requirements of these guidelines, the application will be refused and you will receive a letter outlining the reasons for the declined application.

3.3 Final Approval

- Upon receiving the completed Deed of Agreement and Consent, SGW will issue final approval for your proposed works over the easement or asset;
- SGW will keep a record of the Deed and the agreement will be recorded against your property;
- The Deed requires that upon sale of your property that you must notify any prospective purchaser of this Deed and that the agreement will be incumbent upon such future owners;
- Refunds will not be given for declined applications;
- A Build over Consent is valid for 12 months from the date of issue. The Build over Consent will expire if the approved work has not commenced in that time and a new application is required.

3.4 Change of ownership

Where a Deed already exists for an approved structure the terms and conditions subject to which the Corporation consented are binding on the successors in title of the person who applied for the consent (Section 148(5) of the Water Act 1989). A copy of the Deed will be supplied to any new landowners on purchase of land.

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For further information, please refer to our website sgwater@sgwater.com.au or call us on 5682 0444 to discuss your queries.

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4 Unapproved Build Over

Any work, including structures of a permanent nature, carried out or located in contravention of Section 148 of the Water Act 1989, are classified as unapproved work. Unapproved Build Overs are likely to result in:

- The issue of a notice under Section 151 of the Water Act 1989 advising the owner of the contravention and requiring them to remove the relevant structure, reinstate or repair any damage to the property or the Corporation's asset caused by the particular works;
- Details of any unapproved Build Overs will be disclosed to any potential purchasers by way of an Information Statement;
- Any costs incurred by the Corporation as a result of damage caused to its assets due to unapproved works may result in action being taken against the property owner or person who undertook the unapproved works to recover damages.

Non-compliance with Section 148 of the *Water Act 1989* is an offence which may result in legal proceedings and direction to remove a structure or repair any damage caused by works.

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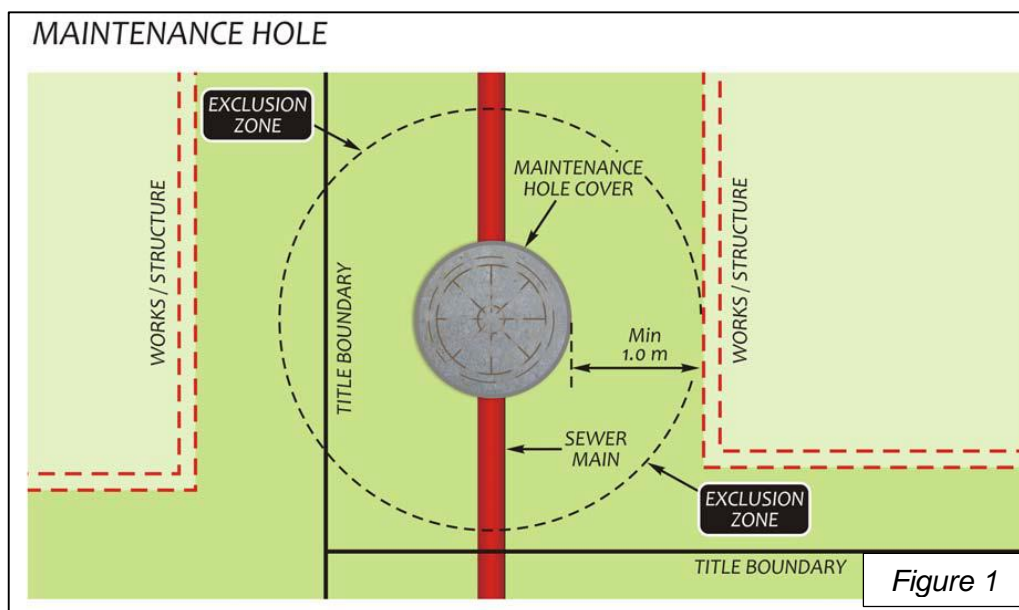
5 Dwelling Or Habitable Structure

The following criteria applies to Residences (Building Code of Australia - Class 1 to 4 Habitable Structures).

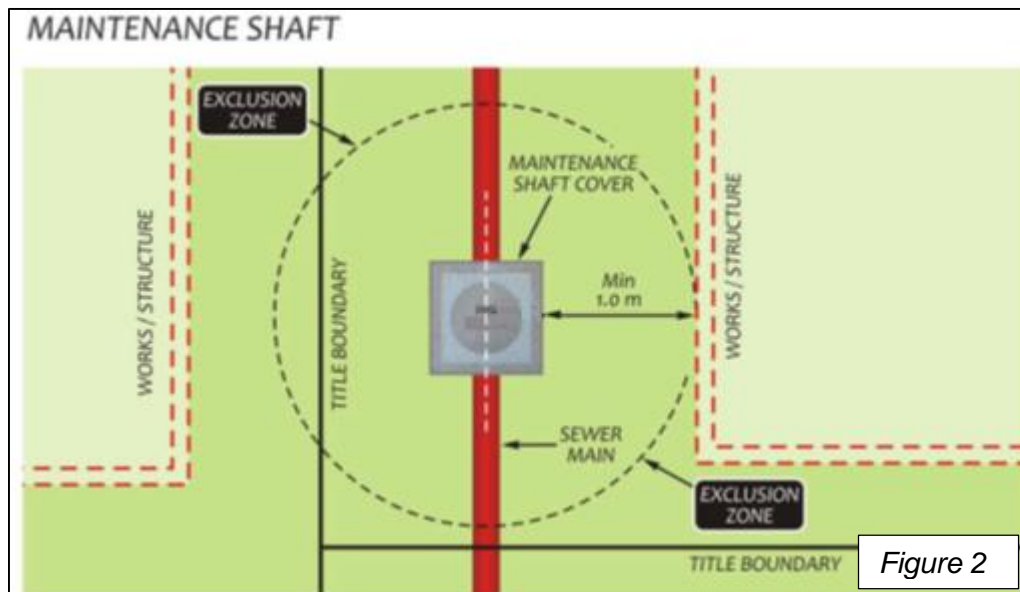
	Asset	Criteria
a	Easements reserved for sewerage /water purposes containing no assets	<p><i>Approval will not be given if the development site and surrounding properties are not yet fully serviced by existing water supply and sewerage assets.</i></p> <p>Note: Where an easement is no longer required for the provision of sewer / water purposes, SGW may consider an application to expunge or amend the easement.</p>
b	Gravity sewer mains	<p><i>Dwelling / habitable structures are not permitted to be constructed over sewer mains.</i></p> <p>Works adjacent to a sewer main require:</p> <ul style="list-style-type: none"> • A minimum 1.0m horizontal clearance from the outside edge of the sewer main. • Footings / foundation must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by structure. • Driven piles are not permitted.
c	Sewer rising mains, vacuum lines and pressure sewers	<p><i>Dwelling / habitable structures are not permitted to be constructed over sewer rising mains, vacuum lines and pressure mains.</i></p> <p>Works adjacent to a sewer main require:</p> <ul style="list-style-type: none"> • A minimum 1.0m horizontal clearance from the outside edge of the sewer main. • Footings / foundation must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by structure. • Driven piles are not permitted.
d	Property connection branch (either servicing an adjoining property or customer's own property)	<p><i>Dwelling / habitable structures are not permitted to be constructed over property connection branches.</i></p> <p>Works adjacent to a property connection branch require:</p> <ul style="list-style-type: none"> • A minimum 1.0m horizontal clearance between the proposed works / foundation and the property connection branch or be located outside the easement (whichever is greater). • Footings / foundations must extend a minimum depth to the angle of repose to the invert level of the property connection branch to ensure that no additional load will be placed on the property connection branch by the structure. <p>NOTE:</p> <ul style="list-style-type: none"> • With SGW's consent, property connection sewers within the property concerned can be relocated at the customer's expense to achieve required clearances. • Property connection sewers servicing neighbouring properties can be relocated at the customer's expense to achieve required clearances with SGW's consent. This is subject to written consent by the neighbouring property owner(s). • Driven piles are not permitted.

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e	Inspection Shaft/Opening	<p><i>Construction over Inspection Openings are not permitted as it creates an unacceptable risk to SGW's obligations in providing a sewerage service to our customers.</i></p> <p>Works adjacent to an Inspection Opening requires:</p> <ul style="list-style-type: none"> A minimum 1.0m horizontal clearance between the proposed works / foundation and the property connection branch or be located outside the easement (whichever is greater). Footings / foundations must extend a minimum depth to the angle of repose to the invert level of the property connection branch to ensure that no additional load will be placed on the property connection branch by the structure.
f	Maintenance Shaft or Maintenance Hole	<p><i>Construction over maintenance holes are not permitted as 24 hour access is required.</i></p> <p>Works adjacent to a MH require:</p> <ul style="list-style-type: none"> 1.0m horizontal clearance from the outside edge of the MH cover. Refer to <i>Figures 1 & 2</i>. Footings / foundations must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by the structure. Driven piles are not permitted. <p>NOTE: Maintenance holes can only be opened by SGW authorised personnel.</p>
g	Pressure Sewer Pump Unit	<i>No structures are permitted to be constructed over a Pressure Sewer Pump Unit.</i>
h	Water Mains	<i>Structures over water mains of any size is not permitted.</i>



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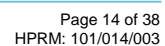
6 Commercial And Industrial Building

The following requirements apply to construction of Commercial or Industrial Buildings near a South Gippsland Water asset listed below:

	Asset	Criteria
a	Easements reserved for sewerage /water purposes containing no assets	<p><i>Approval will not be given if the development site and surrounding properties are not yet fully serviced by existing water supply and sewerage assets.</i></p> <p>Note: Where an easement is no longer required for the provision of sewer / water purposes, SGW may consider an application to expunge or amend the easement.</p>
b	Gravity sewer mains	<p><i>Construction over sewer mains of any size is not permitted.</i></p> <p>Works adjacent to a sewer main require:</p> <ul style="list-style-type: none"> • A minimum 1.0m horizontal clearance from the outside edge of the sewer main. • Footings / foundation must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by structure. • Driven piles are not permitted.
c	Sewer rising mains, vacuum lines and pressure sewers	<p><i>Construction over sewer mains of any size is not permitted.</i></p> <p>Works adjacent to a sewer main require:</p> <ul style="list-style-type: none"> • A minimum 1.0m horizontal clearance from the outside edge of the sewer main. • Footings / foundation must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by structure. • Driven piles are not permitted.
d	Property connection branch (either servicing an adjoining property or customer's own property)	<p><i>Construction over property connection branches is not permitted.</i></p> <p>Works adjacent to a property connection branch require:</p> <ul style="list-style-type: none"> • A minimum 1.0m horizontal clearance between the proposed works / foundation and the property connection branch or be located outside the easement (whichever is greater) Refer to Figure 3. • Footings / foundations must extend a minimum depth to the angle of repose to the invert level of the property connection branch to ensure that no additional load will be placed on the property connection branch by the structure. <p>NOTE:</p> <ul style="list-style-type: none"> • With SGW's consent, property connection sewers within the property concerned can be relocated at the customer's expense to achieve required clearances. • Property connection sewers servicing neighbouring properties can be relocated at the customer's expense to achieve required clearances with SGW's consent. This is subject to written consent by the neighbouring property owner(s). • Driven piles are not permitted.

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e	Inspection Shaft/Opening	<p><i>Construction over property connection branches is not permitted.</i></p> <p>Works adjacent to an Inspection Opening requires:</p> <ul style="list-style-type: none"> A minimum 1.0m horizontal clearance between the proposed works / foundation and the property connection branch or be located outside the easement (whichever is greater) - Refer to <i>Figure 3</i>. Footings / foundations must extend a minimum depth to the angle of repose to the invert level of the property connection branch to ensure that no additional load will be placed on the property connection branch by the structure.
f	Maintenance Shaft or Maintenance Hole	<p><i>Construction over maintenance holes are not permitted as 24 hour access is required.</i></p> <p>Works adjacent to a MH require:</p> <ul style="list-style-type: none"> 1.0m horizontal clearance from the outside edge of the MH cover. Refer to <i>Figures 1 & 2</i> Footings / foundations must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by the structure. Driven piles are not permitted. <p>NOTE: Maintenance holes can only be opened by SGW authorised personnel.</p>
g	Pressure Sewer Pump Unit	<p><i>No structures are permitted to be constructed over a Pressure Sewer Pump Unit.</i></p>
h	Water Mains	<p><i>Construction over water mains of any size is not permitted.</i></p>



Guidelines for Build Overs

7 Garages And Sheds >9m²

The following requirements apply to construction of enclosed Garages or Sheds greater than 9m² in area near a South Gippsland Water asset listed below:

	Asset	Criteria
a	Easements reserved for sewerage /water purposes containing no assets	<p><i>Approval will be considered if the development site and surrounding properties are fully serviced by existing water supply and sewerage assets.</i></p> <p>Note: Where an easement is no longer required for the provision of sewer / water purposes, SGW may consider an application to expunge or amend the easement.</p>
b	Gravity sewer mains	<p><i>Construction over sewer mains of any size is not permitted.</i></p> <p>Works adjacent to a sewer main require:</p> <ul style="list-style-type: none"> • A minimum 1.0m horizontal clearance from the outside edge of the sewer main. • Footings / foundation must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by structure. • Driven piles are not permitted.
c	Sewer rising mains, vacuum lines and pressure sewers	<p><i>Construction over sewer mains of any size is not permitted.</i></p> <p>Works adjacent to a sewer main require:</p> <ul style="list-style-type: none"> • A minimum 1.0m horizontal clearance from the outside edge of the sewer main. • Footings / foundation must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by structure. • Driven piles are not permitted.
d	Property connection branch (either servicing an adjoining property or customer's own property)	<p><i>Construction over property connection branches is not permitted.</i></p> <p>Works adjacent to a property connection branch require:</p> <ul style="list-style-type: none"> • A minimum 1.0m horizontal clearance between the proposed works / foundation and the property connection branch or be located outside the easement (whichever is greater). • Footings / foundations must extend a minimum depth to the angle of repose to the invert level of the property connection branch to ensure that no additional load will be placed on the property connection branch by the structure. <p>NOTE:</p> <ul style="list-style-type: none"> • With SGW's consent, property connection sewers within the property concerned can be relocated at the customer's expense to achieve required clearances. • Property connection sewers servicing neighbouring properties can be relocated at the customer's expense to achieve required clearances with SGW's consent. This is subject to written consent by the neighbouring property owner(s). • Driven piles are not permitted.

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e	Inspection Shaft/Opening	<p><i>Construction over property connection branches is not permitted.</i></p> <p>Works adjacent to an Inspection Opening requires:</p> <ul style="list-style-type: none"> A minimum 1.0m horizontal clearance between the proposed works / foundation and the property connection branch or be located outside the easement (whichever is greater). Footings / foundations must extend a minimum depth to the angle of repose to the invert level of the property connection branch to ensure that no additional load will be placed on the property connection branch by the structure.
f	Maintenance Shaft or Maintenance Hole	<p><i>Construction over maintenance holes are not permitted as 24 hour access is required.</i></p> <p>Works adjacent to a MH require:</p> <ul style="list-style-type: none"> 1.0m horizontal clearance from the outside edge of the MH cover. Footings / foundations must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by the structure. Driven piles are not permitted. <p>NOTE: Maintenance holes can only be opened by SGW authorised personnel.</p>
g	Pressure Sewer Pump Unit	<p><i>No structures are permitted to be constructed over a Pressure Sewer Pump Unit.</i></p>
h	Water Mains	<p><i>Construction over water mains of any size is not permitted.</i></p>

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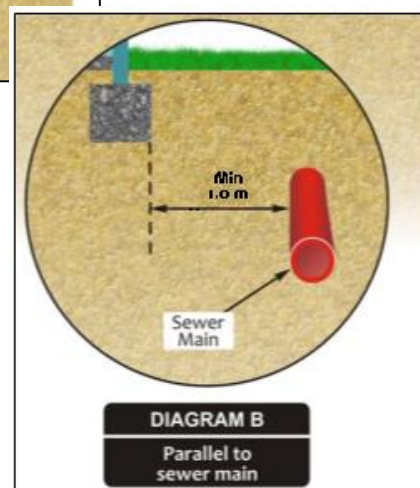
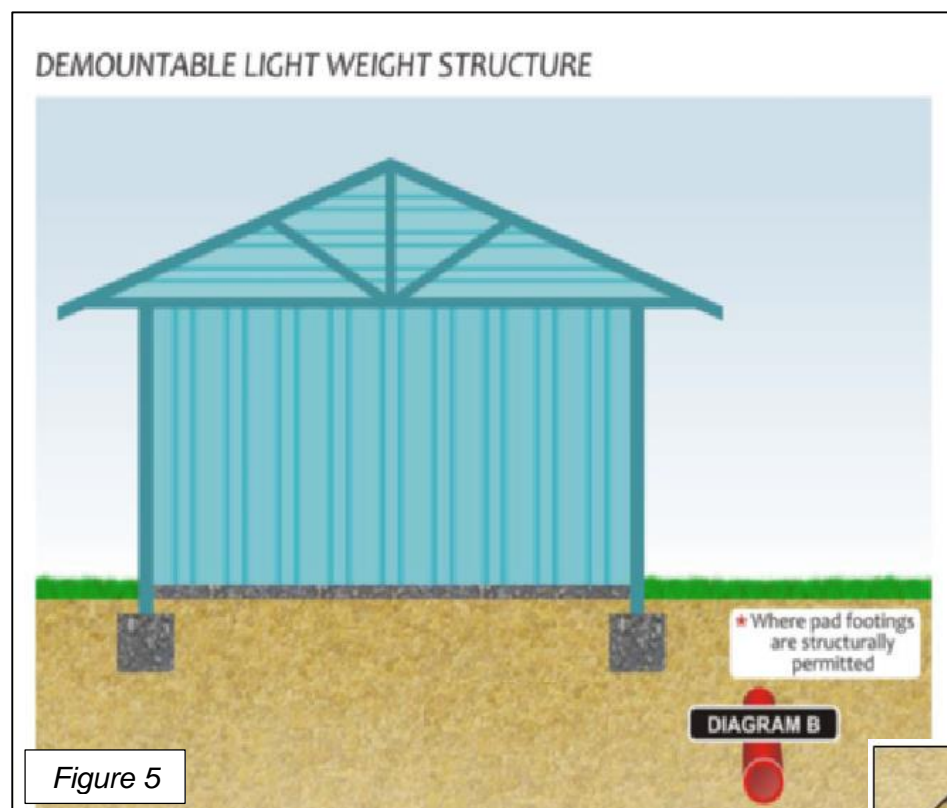
8 Small Sheds And Other Lightweight Structures < 9m²

The following requirements apply to construction of small Sheds and other lightweight structures less than 9m² in area near a South Gippsland Water asset listed below:

	Asset	Criteria
a	Easements reserved for sewerage /water purposes containing no assets	<p><i>Approval may be given if the development site and surrounding properties are fully serviced by existing water supply and sewerage assets.</i></p> <p>Note: Where an easement is no longer required for the provision of sewer / water purposes, SGW may consider an application to expunge or amend the easement.</p>
b	Gravity sewer mains	<p><i>Construction over sewer mains of any size will be considered on a case by case situation.</i></p> <ul style="list-style-type: none"> Driven piles are not permitted.
c	Sewer rising mains, vacuum lines and pressure sewers	<p><i>Construction over sewer mains of any size is not permitted.</i></p> <p>Works adjacent to a sewer main require:</p> <ul style="list-style-type: none"> A minimum 1.0m horizontal clearance from the outside edge of the sewer main.
d	Property connection branch (either servicing an adjoining property or customer's own property)	<p><i>Construction over property connection branches is not permitted.</i></p> <p>Works adjacent to a property connection branch require:</p> <ul style="list-style-type: none"> A minimum 1.0m horizontal clearance between the proposed works / foundation and the property connection branch or be located outside the easement (whichever is greater). Footings / foundations must extend a minimum depth to the angle of repose to the invert level of the property connection branch to ensure that no additional load will be placed on the property connection branch by the structure. <p>NOTE:</p> <ul style="list-style-type: none"> With SGW's consent, property connection sewers within the property concerned can be relocated at the customer's expense to achieve required clearances. Property connection sewers servicing neighbouring properties can be relocated at the customer's expense to achieve required clearances with SGW's consent. This is subject to written consent by the neighbouring property owner(s). Driven piles are not permitted.
e	Inspection Shaft/Opening	<p><i>Construction over property connection branches is not permitted.</i></p> <p>Works adjacent to an Inspection Opening requires:</p> <ul style="list-style-type: none"> A minimum 1.0m horizontal clearance between the proposed works / foundation and the property connection branch or be located outside the easement (whichever is greater). Footings / foundations must extend a minimum depth to the angle of repose to the invert level of the property connection branch to ensure that no additional load will be placed on the property connection branch by the structure.

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f	Maintenance Shaft or Maintenance Hole	<p><i>Construction over maintenance holes are not permitted as 24 hour access is required.</i></p> <p>Works adjacent to a MH require:</p> <ul style="list-style-type: none"> 1.0m horizontal clearance from the outside edge of the MH cover. Footings / foundations must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by the structure. Driven piles are not permitted. <p>NOTE: Maintenance holes can only be opened by SGW authorised personnel.</p>
g	Pressure Sewer Pump Unit	<i>No structures are permitted to be constructed over a Pressure Sewer Pump Unit.</i>
h	Water Mains	<i>Construction over water mains of any size is not permitted.</i>



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9 Carport Or Pergola

The following requirements apply to construction of Carport or Pergolas in area near a South Gippsland Water asset listed below:

	Asset	Criteria
a	Easements reserved for sewerage /water purposes containing no assets	<p><i>Approval may be given if the development site and surrounding properties are fully serviced by existing water supply and sewerage assets.</i></p> <p>Note: Where an easement is no longer required for the provision of sewer / water purposes, SGW may consider an application to expunge or amend the easement.</p>
b	Gravity sewer mains	<p><i>Construction over sewer mains of any size will be considered on a case by case situation.</i></p> <ul style="list-style-type: none"> • Must be independently supported, or demountable when attached to another structure. • A structurally independent roof is to be provided when attached to dwelling. • Footings / foundation must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by structure. • Driven piles are not permitted.
c	Sewer rising mains, vacuum lines and pressure sewers	<p><i>Construction over sewer mains of any size is not permitted.</i></p> <p>Works adjacent to a sewer main require:</p> <ul style="list-style-type: none"> • A minimum 1.0m horizontal clearance from the outside edge of the sewer main. • Footings / foundation must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by structure. • Driven piles are not permitted.
d	Property connection branch (either servicing an adjoining property or customer's own property)	<p><i>Construction over property connection branches is not permitted.</i></p> <p>Works adjacent to a property connection branch require:</p> <ul style="list-style-type: none"> • A minimum 1.0m horizontal clearance between the proposed works / foundation and the property connection branch or be located outside the easement (whichever is greater). • Footings / foundations must extend a minimum depth to the angle of repose to the invert level of the property connection branch to ensure that no additional load will be placed on the property connection branch by the structure. <p>NOTE:</p> <ul style="list-style-type: none"> • With SGW's consent, property connection sewers within the property concerned can be relocated at the customer's expense to achieve required clearances. • Property connection sewers servicing neighbouring properties can be relocated at the customer's expense to achieve required clearances with SGW's consent. This is subject to written consent by the neighbouring property owner(s). • Driven piles are not permitted.

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e	Inspection Shaft/Opening	<p><i>Construction over property connection branches is not permitted.</i></p> <p>Works adjacent to an Inspection Opening requires:</p> <ul style="list-style-type: none"> A minimum 1.0m horizontal clearance between the proposed works / foundation and the property connection branch or be located outside the easement (whichever is greater). Footings / foundations must extend a minimum depth to the angle of repose to the invert level of the property connection branch to ensure that no additional load will be placed on the property connection branch by the structure.
f	Maintenance Shaft or Maintenance Hole	<p><i>Construction over maintenance holes are not permitted as 24 hour access is required.</i></p> <p>Works adjacent to a MH require:</p> <ul style="list-style-type: none"> 1.0m horizontal clearance from the outside edge of the MH cover. Footings / foundations must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by the structure. Driven piles are not permitted. <p>NOTE: Maintenance holes can only be opened by SGW authorised personnel.</p>
g	Pressure Sewer Pump Unit	<p><i>No structures are permitted to be constructed over a Pressure Sewer Pump Unit.</i></p>
h	Water Mains	<p><i>Construction over water mains of any size is not permitted.</i></p>

Guidelines for Build Overs

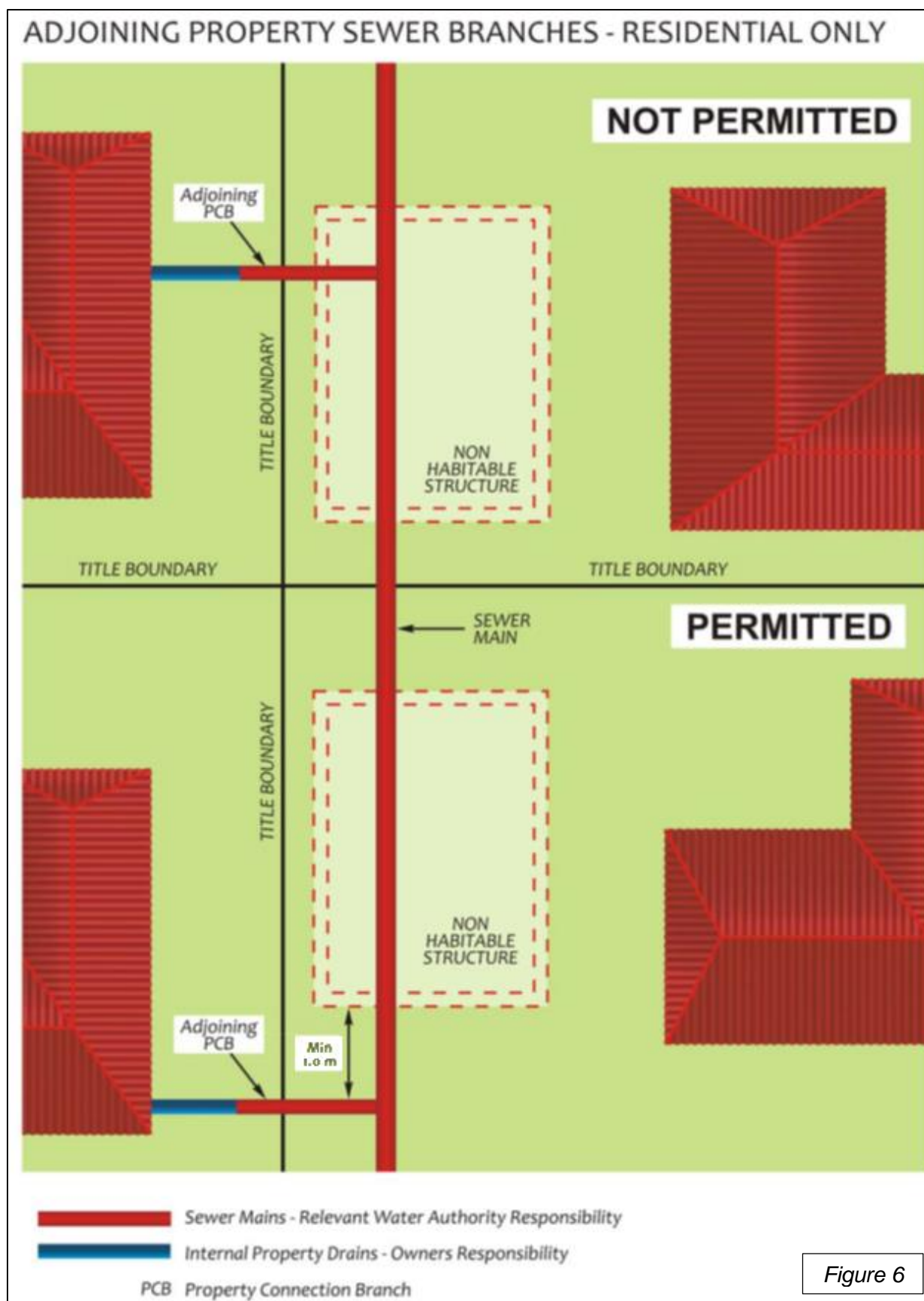


Figure 6

Guidelines for Build Overs

10 Eaves And Cantilevers On A Building

	Asset	Criteria
a	Easements reserved for sewerage /water purposes containing no assets	<p><i>Approval may be given if the development site and surrounding properties are fully serviced by existing water supply and sewerage assets.</i></p> <p>Note: Where an easement is no longer required for the provision of sewer / water purposes, SGW may consider an application to expunge or amend the easement.</p>
b	Gravity sewer mains	<i>Construction over sewer mains of any size is not permitted</i>
c	Sewer rising mains, vacuum lines and pressure sewers	<i>Construction over sewer mains of any size is not permitted.</i>
d	Property connection branch (either servicing an adjoining property or customer's own property)	<i>Construction over property connection branches is not permitted.</i>
e	Inspection Shaft/Opening	<i>Construction over property connection branches is not permitted.</i>
f	Maintenance Shaft or Maintenance Hole	<i>Construction over maintenance holes are not permitted as 24 hour access is required.</i>
g	Pressure Sewer Pump Unit	<i>No structures are permitted to be constructed over a Pressure Sewer Pump Unit.</i>
h	Water Mains	<i>Construction over water mains of any size is not permitted.</i>

Guidelines for Build Overs

11 Swimming Pools, Spas & Rainwater Tanks (Above Ground)

	Asset	Criteria
a	Easements reserved for sewerage /water purposes containing no assets	<p><i>Approval may be given if the development site and surrounding properties are fully serviced by existing water supply and sewerage assets.</i></p> <p>Note: Where an easement is no longer required for the provision of sewer / water purposes, SGW may consider an application to expunge or amend the easement.</p>
b	Gravity sewer mains	<i>Construction over sewer mains of any size is not permitted.</i>
c	Sewer rising mains, vacuum lines and pressure sewers	<p><i>Construction over sewer mains of any size is not permitted.</i></p> <p>Works adjacent to a sewer main require:</p> <ul style="list-style-type: none"> • A minimum 1.0m horizontal clearance from the outside edge of the sewer main. • Footings / foundation must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by structure. • Driven piles are not permitted.
d	Property connection branch (either servicing an adjoining property or customer's own property)	<p><i>Construction over property connection branches is not permitted.</i></p> <p>Works adjacent to a property connection branch require:</p> <ul style="list-style-type: none"> • A minimum 1.0m horizontal clearance between the proposed works / foundation and the property connection branch or be located outside the easement (whichever is greater). • Footings / foundations must extend a minimum depth to the angle of repose to the invert level of the property connection branch to ensure that no additional load will be placed on the property connection branch by the structure. <p>NOTE:</p> <ul style="list-style-type: none"> • With SGW's consent, property connection sewers within the property concerned can be relocated at the customer's expense to achieve required clearances. • Property connection sewers servicing neighbouring properties can be relocated at the customer's expense to achieve required clearances with SGW's consent. This is subject to written consent by the neighbouring property owner(s). • Driven piles are not permitted.
e	Inspection Shaft/Opening	<p><i>Construction over property connection branches is not permitted.</i></p> <p>Works adjacent to an Inspection Opening requires:</p> <ul style="list-style-type: none"> • A minimum 1.0m horizontal clearance between the proposed works / foundation and the property connection branch or be located outside the easement (whichever is greater). • Footings / foundations must extend a minimum depth to the angle of repose to the invert level of the property connection branch to ensure that no additional load will be placed on the property connection branch by the structure.

Guidelines for Build Overs

f	Maintenance Shaft or Maintenance Hole	<p><i>Construction over maintenance holes are not permitted as 24 hour access is required.</i></p> <p>Works adjacent to a MH require:</p> <ul style="list-style-type: none"> • 1.0m horizontal clearance from the outside edge of the MH cover. • Footings / foundations must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by the structure. • Driven piles are not permitted. <p>NOTE: Maintenance holes can only be opened by SGW authorised personnel.</p>
g	Pressure Sewer Pump Unit	<p><i>No structures are permitted to be constructed over a Pressure Sewer Pump Unit.</i></p>
h	Water Mains	<p><i>Construction over water mains of any size is not permitted.</i></p>

Guidelines for Build Overs

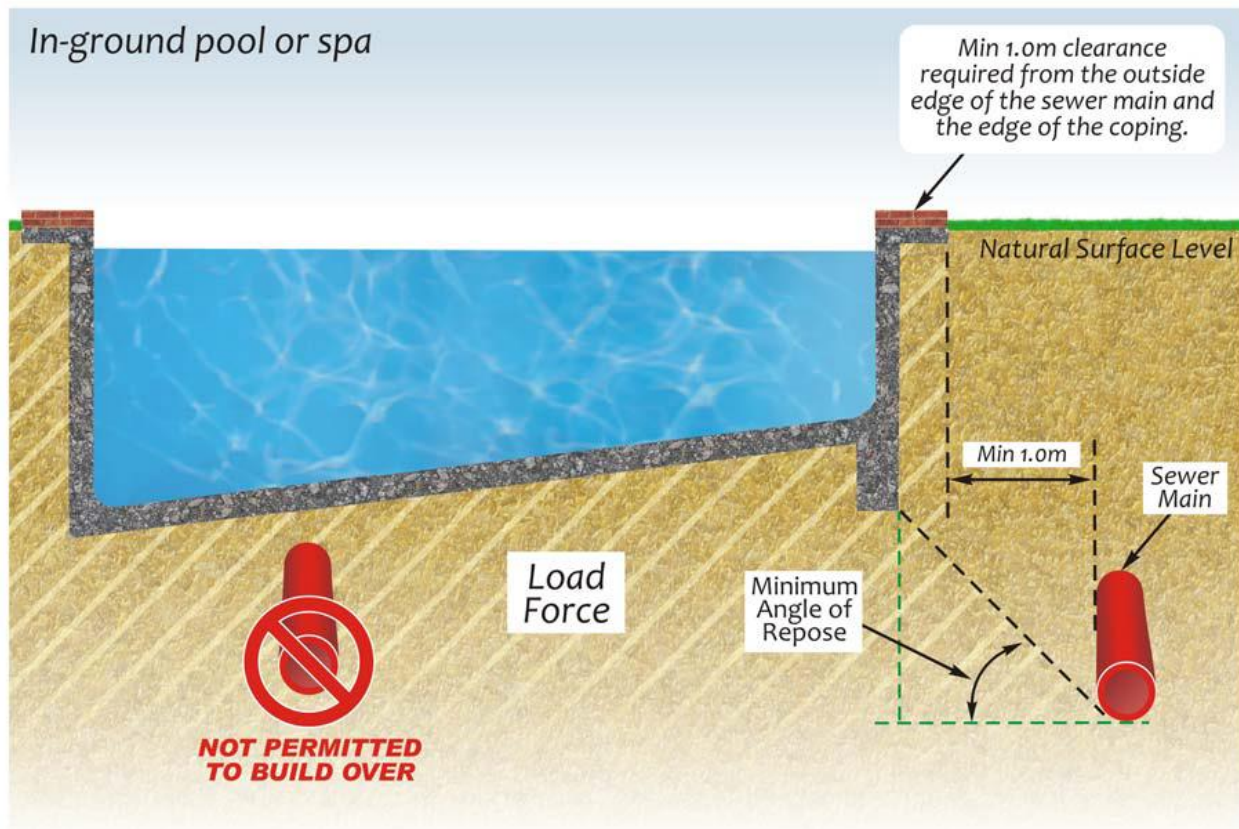
12 Swimming Pools & Rainwater Tanks (In-Ground)

	Asset	Criteria
a	Easements reserved for sewerage /water purposes containing no assets	<p><i>Approval will not be given for any construction over sewerage / water easements.</i></p> <p>Note: Where an easement is no longer required for the provision of sewer / water purposes, SGW may consider an application to expunge or amend the easement.</p>
b	Gravity sewer mains	<p><i>In-ground swimming pools or tanks are not permitted to be constructed over sewer mains.</i></p> <p>Refer to Figure 7</p>
c	Sewer rising mains, vacuum lines and pressure sewers	<p><i>Construction over sewer mains of any size is not permitted.</i></p> <p>Works adjacent to a sewer main require:</p> <ul style="list-style-type: none"> • A minimum 1.0m horizontal clearance from the outside edge of the sewer main. • Footings / foundation must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by structure. • Driven piles are not permitted.
d	Property connection branch (either servicing an adjoining property or customer's own property)	<p><i>Construction over property connection branches is not permitted.</i></p> <p>Works adjacent to a property connection branch require:</p> <ul style="list-style-type: none"> • A minimum 1.0m horizontal clearance between the proposed works / foundation and the property connection branch or be located outside the easement (whichever is greater). • Footings / foundations must extend a minimum depth to the angle of repose to the invert level of the property connection branch to ensure that no additional load will be placed on the property connection branch by the structure. <p>NOTE:</p> <ul style="list-style-type: none"> • With SGW's consent, property connection sewers within the property concerned can be relocated at the customer's expense to achieve required clearances. • Property connection sewers servicing neighbouring properties can be relocated at the customer's expense to achieve required clearances with SGW's consent. This is subject to written consent by the neighbouring property owner(s).
e	Inspection Shaft/Opening	<p><i>Construction over property connection branches is not permitted.</i></p> <p>Works adjacent to an Inspection Opening requires:</p> <ul style="list-style-type: none"> • A minimum 1.0m horizontal clearance between the proposed works / foundation and the property connection branch or be located outside the easement (whichever is greater). • Footings / foundations must extend a minimum depth to the angle of repose to the invert level of the property connection branch to ensure that no additional load will be placed on the property connection branch by the structure.

Guidelines for Build Overs

f	Maintenance Shaft or Maintenance Hole	<p>Construction over maintenance holes are not permitted as 24 hour access is required.</p> <p>Works adjacent to a MH require:</p> <ul style="list-style-type: none"> 1.0m horizontal clearance from the outside edge of the MH cover. Footings / foundations must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by the structure. Driven piles are not permitted. <p>NOTE: Maintenance holes can only be opened by SGW authorised personnel.</p>
g	Pressure Sewer Pump Unit	No structures are permitted to be constructed over a Pressure Sewer Pump Unit.
h	Water Mains	Construction over water mains of any size is not permitted.

POOLS AND SPA'S



Note: Engineer's report must be provided stating that **NO ADDITIONAL LOAD** will be placed on the sewer main by the swimming pool.

Figure 7

Guidelines for Build Overs

13 Tennis Courts

	Asset	Criteria
a	Easements reserved for sewerage /water purposes containing no assets	<p><i>Approval may be given if the development site and surrounding properties are fully serviced by existing water supply and sewerage assets.</i></p> <p>Note: Where an easement is no longer required for the provision of sewer / water purposes, SGW may consider an application to expunge or amend the easement.</p>
b	Gravity sewer mains	<p><i>Construction over sewer mains of any size will be considered on a case by case situation.</i></p> <ul style="list-style-type: none"> Driven piles are not permitted.
c	Sewer rising mains, vacuum lines and pressure sewers	<p><i>Construction over sewer mains of any size is not permitted.</i></p> <p>Works adjacent to a sewer main require:</p> <ul style="list-style-type: none"> A minimum 1.0m horizontal clearance from the outside edge of the sewer main. Footings / foundation must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by structure. Driven piles are not permitted.
d	Property connection branch (either servicing an adjoining property or customer's own property)	<p><i>Construction over property connection branches is not permitted.</i></p> <p>Works adjacent to a property connection branch require:</p> <ul style="list-style-type: none"> A minimum 1.0m horizontal clearance between the proposed works / foundation and the property connection branch or be located outside the easement (whichever is greater). Footings / foundations must extend a minimum depth to the angle of repose to the invert level of the property connection branch to ensure that no additional load will be placed on the property connection branch by the structure. <p>NOTE:</p> <ul style="list-style-type: none"> With SGW's consent, property connection sewers within the property concerned can be relocated at the customer's expense to achieve required clearances. Property connection sewers servicing neighbouring properties can be relocated at the customer's expense to achieve required clearances with SGW's consent. This is subject to written consent by the neighbouring property owner(s). Driven piles are not permitted.
e	Inspection Shaft/Opening	<p><i>Construction over property connection branches is not permitted.</i></p> <p>Works adjacent to an Inspection Opening requires:</p> <ul style="list-style-type: none"> A minimum 1.0m horizontal clearance between the proposed works / foundation and the property connection branch or be located outside the easement (whichever is greater). Footings / foundations must extend a minimum depth to the angle of repose to the invert level of the property connection branch to ensure that no additional load will be placed on the property connection branch by the structure.

Guidelines for Build Overs

f	Maintenance Shaft or Maintenance Hole	<p><i>Construction over maintenance holes are not permitted as 24 hour access is required.</i></p> <p>Works adjacent to a MH require:</p> <ul style="list-style-type: none"> • 1.0m horizontal clearance from the outside edge of the MH cover. • Footings / foundations must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by the structure. • Driven piles are not permitted. <p>NOTE: Maintenance holes can only be opened by SGW authorised personnel.</p>
g	Pressure Sewer Pump Unit	<i>No structures are permitted to be constructed over a Pressure Sewer Pump Unit.</i>
h	Water Mains	<i>Construction over water mains of any size is not permitted.</i>

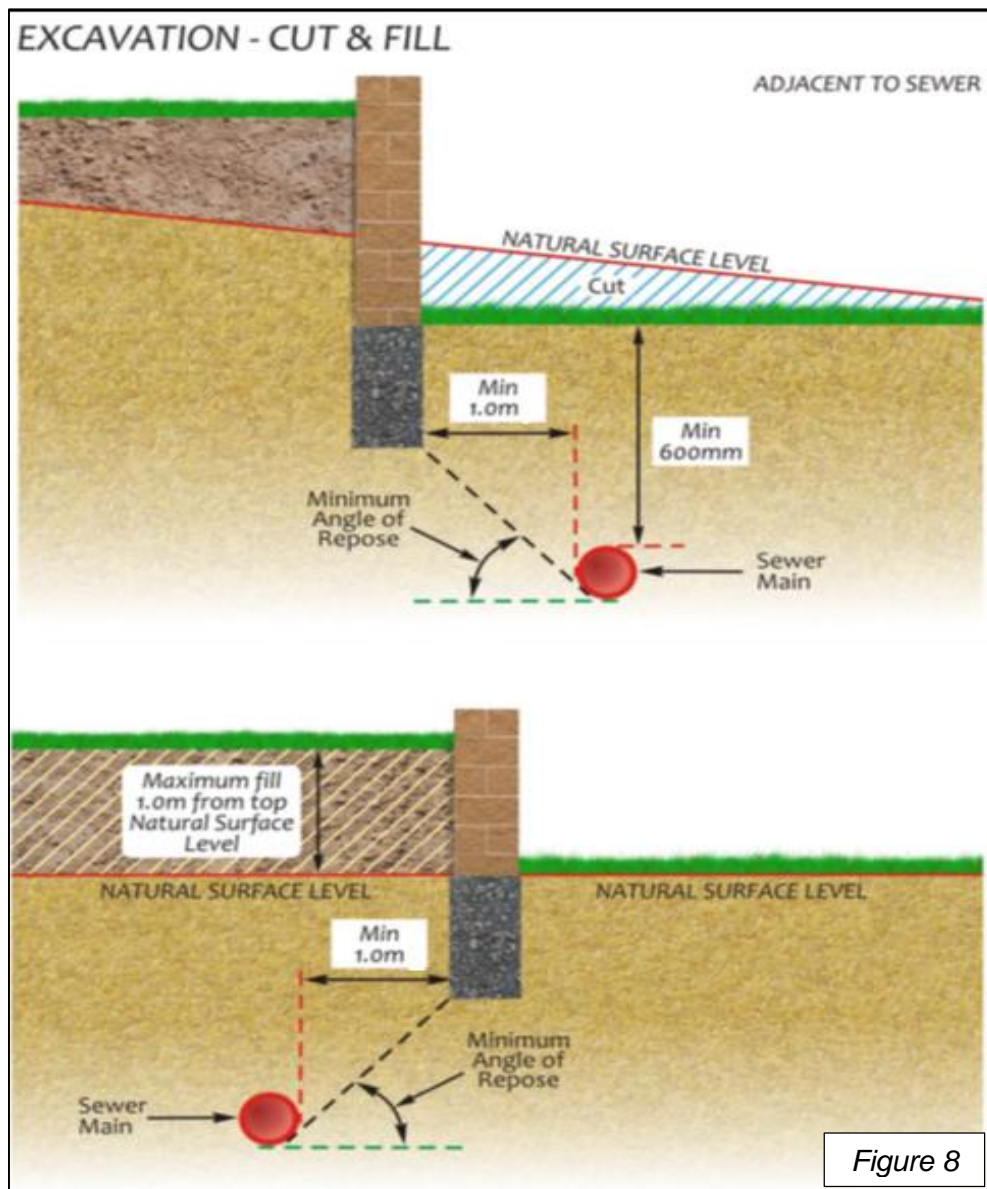
Guidelines for Build Overs

14 Excavation And Landscaping

	Asset	Criteria
a	Easements reserved for sewerage /water purposes containing no assets	<p><i>Approval may be given if the development site and surrounding properties are fully serviced by existing water supply and sewerage assets.</i></p> <p>Note: Where an easement is no longer required for the provision of sewer / water purposes, SGW may consider an application to expunge or amend the easement.</p>
b	Gravity sewer mains	<p><i>Construction over sewer mains of any size will be considered on a case by case situation.</i></p> <ul style="list-style-type: none"> Refer to Figure 8 Driven piles are not permitted.
c	Sewer rising mains, vacuum lines and pressure sewers	<p><i>Construction over pressure sewer mains of any size will be considered on a case by case situation.</i></p> <p>Works adjacent to a sewer main require:</p> <ul style="list-style-type: none"> A minimum 1.0m horizontal clearance from the outside edge of the sewer main. Footings / foundation must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by structure. Driven piles are not permitted.
d	Property connection branch (either servicing an adjoining property or customer's own property)	<p><i>Construction over property connection branches will be considered on a case by case situation.</i></p> <p>Works adjacent to a property connection branch require:</p> <ul style="list-style-type: none"> A minimum 1.0m horizontal clearance between the proposed works / foundation and the property connection branch or be located outside the easement (whichever is greater). Footings / foundations must extend a minimum depth to the angle of repose to the invert level of the property connection branch to ensure that no additional load will be placed on the property connection branch by the structure. <p>NOTE:</p> <ul style="list-style-type: none"> With SGW's consent, property connection sewers within the property concerned can be relocated at the customer's expense to achieve required clearances. Property connection sewers servicing neighbouring properties can be relocated at the customer's expense to achieve required clearances with SGW's consent. This is subject to written consent by the neighbouring property owner(s). Driven piles are not permitted.
e	Inspection Shaft/Opening	<p><i>Construction over property connection branches will be considered on a case by case situation.</i></p> <p>Works adjacent to an Inspection Opening requires:</p> <ul style="list-style-type: none"> A minimum 1.0m horizontal clearance between the proposed works / foundation and the property connection branch or be located outside the easement (whichever is greater). Footings / foundations must extend a minimum depth to the angle of repose to the invert level of the property connection branch to ensure that no additional load will be placed on the property connection branch by the structure.

Guidelines for Build Overs

f	Maintenance Shaft or Maintenance Hole	<p><i>Construction over maintenance holes will be considered on a case by case situation.</i></p> <p>Works adjacent to a MH require:</p> <ul style="list-style-type: none"> 1.0m horizontal clearance from the outside edge of the MH cover. Footings / foundations must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by the structure. Driven piles are not permitted. <p>NOTE: Maintenance holes can only be opened by SGW authorised personnel.</p>
g	Pressure Sewer Pump Unit	<i>No structures are permitted to be constructed over a Pressure Sewer Pump Unit.</i>
h	Water Mains	<i>Construction over water mains of any size is not permitted.</i>



Guidelines for Build Overs

15 Decking

	Asset	Criteria
a	Easements reserved for sewerage /water purposes containing no assets	<p><i>Approval may be given if the development site and surrounding properties are fully serviced by existing water supply and sewerage assets.</i></p> <p>Note: Where an easement is no longer required for the provision of sewer / water purposes, SGW may consider an application to expunge or amend the easement.</p>
b	Gravity sewer mains	<i>Construction over sewer mains of any size is not permitted.</i>
c	Sewer rising mains, vacuum lines and pressure sewers	<p><i>Construction over sewer mains of any size is not permitted.</i></p> <p>Works adjacent to a sewer main require:</p> <ul style="list-style-type: none"> • A minimum 1.0m horizontal clearance from the outside edge of the sewer main. • Footings / foundation must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by structure. • Driven piles are not permitted.
d	Property connection branch (either servicing an adjoining property or customer's own property)	<p><i>Construction over property connection branches is not permitted.</i></p> <p>Works adjacent to a property connection branch require:</p> <ul style="list-style-type: none"> • A minimum 1.0m horizontal clearance between the proposed works / foundation and the property connection branch or be located outside the easement (whichever is greater). • Footings / foundations must extend a minimum depth to the angle of repose to the invert level of the property connection branch to ensure that no additional load will be placed on the property connection branch by the structure. <p>NOTE:</p> <ul style="list-style-type: none"> • With SGW's consent, property connection sewers within the property concerned can be relocated at the customer's expense to achieve required clearances. • Property connection sewers servicing neighbouring properties can be relocated at the customer's expense to achieve required clearances with SGW's consent. This is subject to agreement by the neighbouring property owner(s). • Driven piles are not permitted.
e	Inspection Shaft/Opening	<p><i>Construction over property connection branches is not permitted.</i></p> <p>Works adjacent to an Inspection Opening requires:</p> <ul style="list-style-type: none"> • A minimum 1.0m horizontal clearance between the proposed works / foundation and the property connection branch or be located outside the easement (whichever is greater). • Footings / foundations must extend a minimum depth to the angle of repose to the invert level of the property connection branch to ensure that no additional load will be placed on the property connection branch by the structure.

Guidelines for Build Overs

f	Maintenance Shaft or Maintenance Hole	<p><i>Construction over maintenance holes are not permitted as 24 hour access is required.</i></p> <p>Works adjacent to a MH require:</p> <ul style="list-style-type: none"> • 1.0m horizontal clearance from the outside edge of the MH cover. • Footings / foundations must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by the structure. • Driven piles are not permitted. <p>NOTE: Maintenance holes can only be opened by SGW authorised personnel.</p>
g	Pressure Sewer Pump Unit	<i>No structures are permitted to be constructed over a Pressure Sewer Pump Unit.</i>
h	Water Mains	<i>Construction over water mains of any size is not permitted.</i>

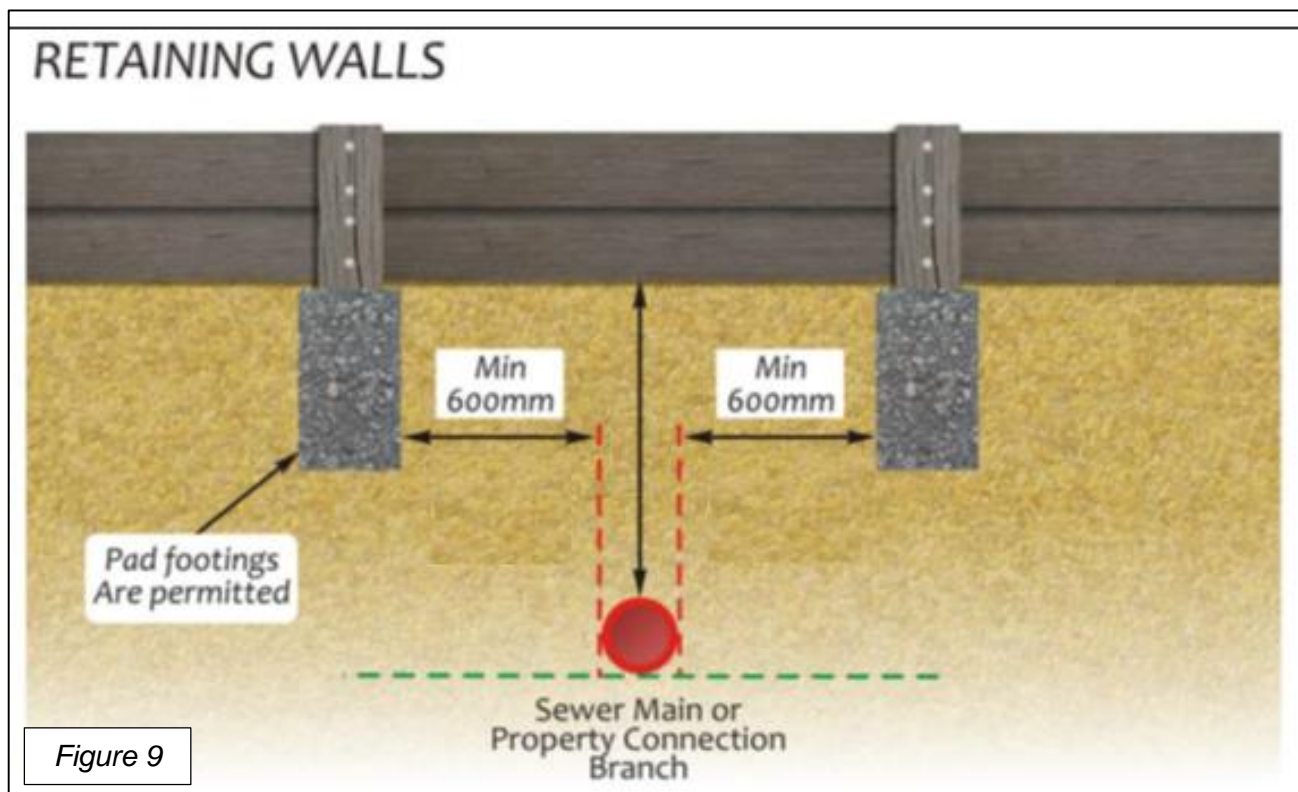
Guidelines for Build Overs

16 Fences And Retaining Walls

	Asset	Criteria
a	Easements reserved for sewerage /water purposes containing no assets	<p><i>Approval may be given if the development site and surrounding properties are fully serviced by existing water supply and sewerage assets.</i></p> <p>Note: Where an easement is no longer required for the provision of sewer / water purposes, SGW may consider an application to expunge or amend the easement.</p>
b	Gravity sewer mains	<p><i>Construction over sewer mains of any size will be considered on a case by case situation.</i></p> <ul style="list-style-type: none"> Refer to Figure 9 <p>Driven piles are not permitted</p>
c	Sewer rising mains, vacuum lines and pressure sewers	<p><i>Construction over sewer mains of any size will be considered on a case by case situation.</i></p> <ul style="list-style-type: none"> Refer to Figure 9 <p>Driven piles are not permitted</p>
d	Property connection branch (either servicing an adjoining property or customer's own property)	<p><i>Works over a property connection branch is permitted subject to the following requirements:</i></p> <ul style="list-style-type: none"> Minimum cover over the property connection branch is to be 600mm or greater. No additional load is to be placed on the property connection branch by the works. <p>NOTE:</p> <ul style="list-style-type: none"> With SGW's consent, property connection sewers within the property concerned can be relocated at the customer's expense to achieve required clearances. Property connection sewers servicing neighbouring properties can be relocated at the customer's expense to achieve required clearances with SGW's consent. This is subject to written consent by the neighbouring property owner(s).
e	Inspection Shaft/Opening	<p><i>Construction over property connection branches is not permitted.</i></p> <p>Works adjacent to an Inspection Opening requires:</p> <ul style="list-style-type: none"> A minimum 1.0m horizontal clearance between the proposed works / foundation and the property connection branch or be located outside the easement (whichever is greater). Refer to Figure 9 Footings / foundations must extend a minimum depth to the angle of repose to the invert level of the property connection branch to ensure that no additional load will be placed on the property connection branch by the structure.

Guidelines for Build Overs

f	Maintenance Shaft or Maintenance Hole	<p><i>Construction over maintenance holes are not permitted as 24 hour access is required.</i></p> <p>Works adjacent to a MH require:</p> <ul style="list-style-type: none"> 1.0m horizontal clearance from the outside edge of the MH cover. Footings / foundations must extend to a minimum depth to the angle of repose to the invert level of the sewer main, to ensure that no additional load will be placed on the sewer by the structure. Driven piles are not permitted. <p>NOTE: Maintenance holes can only be opened by SGW authorised personnel.</p>
g	Pressure Sewer Pump Unit	<i>No structures are permitted to be constructed over a Pressure Sewer Pump Unit.</i>
h	Water Mains	<i>Construction over water mains of any size are not permitted.</i>



Guidelines for Build Overs

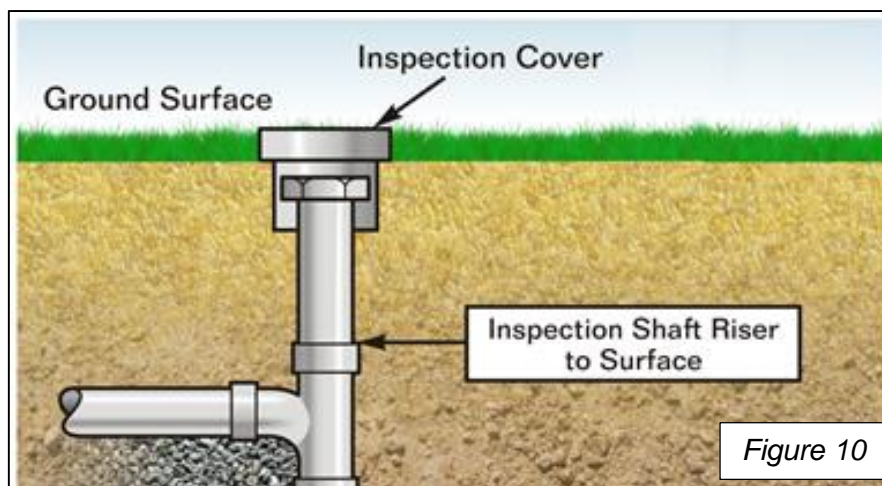
16.1 Driveways And Paving

Residential driveways, including cross overs, made of concrete or paved material above gravity sewers do not require Buildover Consent provided a minimum height clearance of 750 mm from the top of the gravity sewer is maintained.

	Asset	Criteria
a	Easements reserved for sewerage /water purposes containing no assets	<p><i>Approval may be given if the development site and surrounding properties are fully serviced by existing water supply and sewerage assets.</i></p> <p>Note: Where an easement is no longer required for the provision of sewer / water purposes, SGW may consider an application to expunge or amend the easement.</p>
b	Gravity sewer mains	<p><i>Works over a gravity sewer main is permitted subject to the following requirement:</i></p> <ul style="list-style-type: none"> Minimum clearance to the top of the gravity sewer main is to be 750mm (residential) or 900mm (commercial).
c	Sewer rising mains, vacuum lines and pressure sewers	<p><i>Works over a pressure sewer main is permitted subject to the following requirement:</i></p> <ul style="list-style-type: none"> Minimum clearance to the top of the sewer main is to be 600mm.
d	Property connection branch (servicing customer's own property or an adjoining property)	<p><i>Works over a property connection branch is permitted subject to the following requirements:</i></p> <ul style="list-style-type: none"> Minimum cover over the property connection branch is to be 750mm or greater. No additional load is to be placed on the property connection branch by the works. <p>NOTE:</p> <ul style="list-style-type: none"> With SGW's consent, property connection sewers within the property concerned can be relocated at the customer's expense to achieve required clearances. Property connection sewers servicing neighbouring properties can be relocated at the customer's expense to achieve required clearances with SGW's consent. This is subject to written consent by the neighbouring property owner(s).
e	Inspection Shaft/Opening	<p><i>Works over an Inspection Shaft/Opening is permitted subject to the following requirements:</i></p> <ul style="list-style-type: none"> The Inspection Opening/Shaft is likely to be subject to trafficable load, therefore the cap must be installed below surface level and covered by a heavy duty trafficable cover which must be supported so that no load can be transmitted onto the inspection shaft – Refer to <i>Figure 11</i>. The Inspection Opening/Shaft must match new surface levels.

Guidelines for Build Overs

f	Maintenance Shaft or Maintenance Hole	<p><i>Works over a MS or MH is permitted subject to the following requirements:</i></p> <ul style="list-style-type: none"> Maintenance shaft/hole cover levels must match new finished surface levels – Refer to <i>Figure 11</i>. Alterations to maintenance shafts/holes must be done by SGW or an Accredited Contractor, at the owner's expense. Where maintenance shafts/holes exist in commercial driveways/paving, heavy covers (Class D) to comply with SGW requirements are to be fitted. <p>Note: Maintenance holes/shafts can only be opened by SGW authorised personnel.</p>
g	Pressure Sewer Pump Unit	<p><i>No structures are permitted to be constructed over a Pressure Sewer Pump Unit.</i></p> <p>Note: This includes the boundary kit.</p>
h	Water Mains	<p><i>Construction over water mains of any size are not permitted.</i></p> <p>Note: This also includes ferrule, valves, meters.</p>



Guidelines for Build Overs

DRIVEWAYS AND PAVING

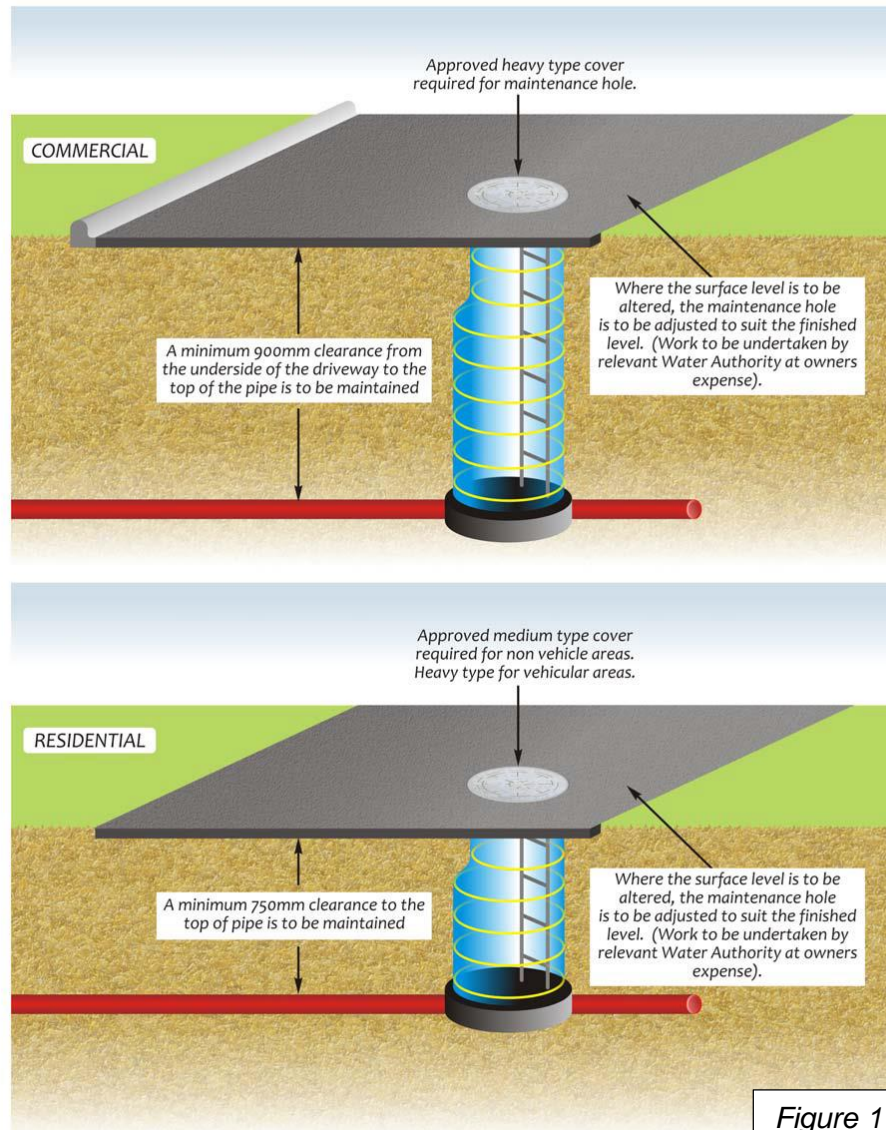


Figure 11

Guidelines for Build Overs

17 Figures

Figure 1	Maintenance Hole Offset
Figure 2	Maintenance Shaft Offset
Figure 3	Industrial/Commercial PCB & Sewer Main Offset
Figure 4	Clearances Required from Assets
Figure 5	Demountable Lightweight Structures
Figure 6	Adjoining Property Sewer Branches – Residential Only
Figure 7	Swimming Pool or Rainwater Tank (in-ground)
Figure 8	Excavation, Cut & Fill
Figure 9	Retaining Walls
Figure 10	Driveways - IS
Figure 11	Driveways - MHs