

## POLICY

### DEVELOPMENT AND BUILDING CONTROLS – POLICY – Building near water and sewer services

Date adopted by Council	28 June 2021
Minute number	H.06.2
Endorsed by	Senior Management Group
CM Ref	CD-131/21
Due for review	October 2023
Related documents	UHSC Engineering Guidelines for Subdivision and Developments Building Near Water and Sewer Services – Guidelines
Responsible officer	Manager – Water and Sewer.
Department/Section	Infrastructure Services / Water and Sewer
Category	Water Supply
Community Strategic Plan goal	<b>Goal 6</b> Increase, enhance and maintain civil infrastructure, Community assets and open spaces to meet the needs of current and future generations.
	<b>CS26</b> Provide safe and reliable water and sewerage services to meet the demands of current and future generations.

## Policy Statement

That Council adopt a policy regarding approval for structures to be built over water and sewer infrastructure or within any Council easement or, where an easement does not exist, within distances specified in this policy.

## Objective

The purpose of this policy is to;

- Prevent structural damage to water or sewerage infrastructure. This damage is a result of the load from the structure bearing on the pipework. This may cause the pipes to subside and/or fracture.
- Preventing damage to buildings. Buildings located on or near underground pipes can be subject to subsidence with consequent damage to the structure. Subsidence can occur when a pressurised pipeline breaks and the flow of water undermines the surrounding soils. When a hole occurs in an underground sewer, the surrounding soil can be drawn into the pipe leaving a void, which may then collapse. Any structure located over or near this collapsing ground may be damaged unless piers adequately support it.
- Maintaining access to manholes, junctions, inspection shafts and dead ends. This will allow staff to undertake regular maintenance to pipework without having to remove structures. Sewers, in particular, are subject to blockages that need to be cleared quickly.
- Enabling efficient and economical access to pipework for major repairs and/or replacement without damaging structures. Large earthmoving equipment is used to repair pipelines. This equipment needs room to manoeuvre. Structures that are too close to the line will make access difficult and may also be at risk of being damaged.
- Reducing future maintenance costs to Council. It is unreasonable that Council, and subsequently our customers, should incur unnecessary costs when carrying out maintenance and/or repairs caused by having to remove and then replace structures that have been built over or too close to an underground line.
- Providing a consistent approach to building over or near underground pipework throughout the Council area. This will assist in maintaining the structural integrity of existing buildings that may be affected by new building proposals. Existing buildings may become at risk where a new building has been built without consideration for nearby pipelines. A new structure may impose a load on an underground line causing it to fail. This failure may, in turn, cause damage to the existing structures.

## Scope

This policy applies to technical/professional staff involved in planning, development, property and land matters where water and sewer infrastructure is present and/or overseeing activities of maintenance and operation of said infrastructure.

## Policy Details

Council will not give approval for structures to be built over a sewer rising or pressure main, gravity sewer main, or a water main or within any Council easement or, where an easement does not exist, within distances specified in this policy.

Council will not permit structures to be built over a sewer (includes sewer mains, manholes, sewer junctions, inspection shafts and dead ends) within an easement provided for gravity sewer or within the distances specified in the Guidelines (subject to exceptions as specified in the Guidelines).

Council may approve structures to be built adjacent to a sewer rising or pressure main, gravity sewer main, or a water main providing precautions are taken with the design of the footings. Structural Engineering details will be required.

## Responsibilities

### Senior Management Group

The Senior Management Group will support this policy and ensure their relevant areas are implementing it consistently.

### Particular/relevant Director

The Director Infrastructure Services will ensure the policy is updated and implemented consistently.

### Particular/relevant Manager

The Manager Water and Sewer will review, update and implement the policy. The Manager will also develop and maintain any procedures or processes required to manage the policy.

### Particular/relevant staff

The relevant staff who are involved in development approvals will have primary responsibility to ensure the policy is implemented and Guidelines are adhered to.

## References and Related Legislation

- Building Near Water and Sewer Services – Guidelines
- Local Government (Water Services) Regulation 1999,
- Local Government Act, 1993
- Minor amendments were made to some sentences of the previous policy of the same title adopted by Council at its meeting on 24 April 2017



## Version History

Version No.	Date	Reason for Review
1	<date>	
2	<date>	
3	<e.g. DRAFT>	