

Development Adjacent to Water, Sewer and Stormwater Mains Policy

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Strategic Pillar	Infrastructure
Responsible Branch	Utilities

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1 OUTCOMES

- 1.1 Council water supply (including recycled water), sewerage and/or stormwater drainage works are protected from damage.
- 1.2 Future maintenance and operation of Council water supply (including recycled water), sewerage and/or stormwater drainage works is considered.

2 POLICY

- 2.1 Unless specifically stated in this Policy, construction of any type will not be permitted within an easement for water supply (including recycled water), sewerage and/or stormwater drainage works or an implied easement under s59A of the *Local Government Act 1993*.
- 2.2 Unless specifically stated in this Policy, construction of any type will not be permitted where the zone of influence of the works imposes a load onto a water supply (including recycled water), sewerage and/or stormwater drainage works.

3 SCOPE OF THE POLICY

- 3.1 This Policy applies to all land within the Queanbeyan-Palerang Regional Council local government area.

4 DEFINITIONS

- 4.1 Impacted asset – a water, sewer, stormwater or recycled water asset owned by Council that is impacted directly or indirectly by proposed works
- 4.2 Easement – an easement shown on a certificate of title and related to water supply, sewerage and/or stormwater drainage works
- 4.3 Implied easement – an authority granted under s59A of the *Local Government Act* arising from the existence of water supply (including recycled water), sewerage and/or stormwater drainage works being a minimum of 3.0m wide and centred above the existing water supply, sewerage or stormwater drainage works
- 4.4 Zone of Influence – the area below a structure subject to load from the structure, measured at a 45° downward angle from the base of the structure or from the base of the pier if the structure is supported by a pier and beam footing. (Refer to Figure 1)
- 4.5 AEP – annual exceedance interval as defined in Australian Rainfall and Runoff 2016 Commonwealth of Australia (Geoscience Australia) 2019

5 LEGISLATIVE OBLIGATIONS AND/OR RELEVANT STANDARDS

- 5.1 This policy has been developed to meet industry best practice and legislation, including:
 - 5.1.1 *Local Government Act 1993*

6 CONTENT

- 6.1 General Requirements
 - 6.1.1 Construction of any type (including landscaping) within an easement or implied easement will not be permitted unless it is specifically allowed in this Policy.
 - 6.1.2 Construction of any type will not be permitted unless the impacted asset is located beyond the zone of influence of the structure.

- 6.1.3 Construction of any type (including landscaping) will not be permitted unless a minimum horizontal clearance of 1.0m and a minimum vertical clearance of 2.5m is maintained around any surface structures
- 6.1.4 Construction of any type (including landscaping) will not be permitted unless a minimum 1.5m clear access is provided to reach any surface structure.
- 6.1.5 It is the responsibility of the Applicant to undertake necessary investigations to ascertain the depth of an impact asset(s). Council will provide information it holds on request but the information must be confirmed by the Applicant.
- 6.1.6 Notwithstanding that a proposed construction work is listed as permissible in this Policy, Council reserves the right to decline to permit the construction work if it is considered that the works will adversely impact Council operations, the safety of any person (including workers and residents of the subject property) or any other detrimental impact to the community that cannot be appropriately mitigated.
- 6.2 Permitted construction

Table 1: Permitted construction types and requirements

Construction	Requirements
Retaining Walls	<ul style="list-style-type: none"> • Must comply with Section 6.1 of this Policy. • Must not cross the impacted asset at an angle greater than 15° from perpendicular to the impacted asset • Must include a footing for the width of the easement to provide bridging of the main, with support piers constructed for the footing to the depth of the main • Must not restrict, reduce or impede a drainage path, whether natural or constructed.
Fencing	<ul style="list-style-type: none"> • Must comply with Section 6.1 of this Policy. • Must cross an impacted asset by the shortest path • Lightweight fencing materials used (such as palings, colorbond, post and rail or post and wire) • Members crossing the impacted asset allow for easy disassembly • Must not restrict, reduce or impede a drainage path, whether natural or constructed. Materials that allow for the flow of water through the fence are permitted.
Paved areas, driveways, kerb & gutter, car parking areas	<ul style="list-style-type: none"> • Minimum covers listed under Earthworks are maintained
Earthworks (Cut or Fill) impacting water or recycled water assets	<ul style="list-style-type: none"> • Not permitted
Earthworks (Cut) impacting stormwater and sewerage assets	<ul style="list-style-type: none"> • Minimum cover maintained (refer Table 2) • Hydraulic capacity of the asset not reduced • Pits and access chambers adjusted to match new levels • Stormwater not re-directed onto adjoining properties or public land
Earthworks (Fill) impacting	<ul style="list-style-type: none"> • Final depth over the main does not exceed the recommended maximum cover for the type of pipe / class/ bedding / cover

Construction	Requirements
stormwater and sewerage assets	<ul style="list-style-type: none"> Access chambers are raised to maintain at least 150 mm height above the adjacent fill level Where a sewer main property junction on a vacant lot is within the fill area, the connection point shall be raised to maintain a maximum depth to the connection of 2 metres; For a stormwater main, an overland flow path can be provided that: <ul style="list-style-type: none"> Can safely accommodate flow in a 1% AEP event; Is dedicated as an easement for the drainage of water in Councils favour on the certificate of title; and Is free-flowing and free of permanent and temporary obstructions (e.g. an internal road);
Trees and Vegetation	<ul style="list-style-type: none"> Maximum height of vegetation is less than 1.5 metres Species not listed on the Sydney Water “Trees you should avoid planting” list available at https://www.sydneywater.com.au/plumbing-building-developing/plumbing/wastewater-blockages.html
Temporary works to facilitate other construction works	<ul style="list-style-type: none"> Superimposed loads are transferred beyond the zone of influence of the impacted asset for the duration of the works On-going operations and maintenance works are accommodated for the duration of the works

Table 2: Minimum covers for earthworks

Area	Normal Minimum	Absolute Minimum
Non-trafficable	600mm	450mm [^]
Trafficable	750mm	600mm [^]
[^] Subject to: <ul style="list-style-type: none"> Sewer – replacement of existing sewer mains with DICL main Stormwater – replacement of existing stormwater main with appropriate class RCP main 		

6.3 Restoration of private property following Council works

- 6.3.1 All care will be taken to protect private property during routine or emergency maintenance works or other operations
- 6.3.2 Restoration by Council of construction works approved under this Policy, or any similar preceding policy, is not required to match the construction works. In the event of disturbance to private property, Council will discuss restoration prior to undertaking the works unless it is emergency works.
- 6.3.3 Except in the event of negligence, Council will not be liable for rectification of damage to construction works approved under this Policy caused by maintenance and renewal works to or any other planned or unplanned works on Council assets.
- 6.3.4 Council will act in good faith in dealing with property owners.

6.4 Design Criteria

- 6.4.1 The following information shall be submitted with any application:
- Footing/foundation design:
 - Comprising pier and beam footing construction
 - Showing that superimposed loads are not transferred onto the impacted asset
 - Designed to support the structure without lateral support to permit excavation of the main

- iv) Designed and certified by a practicing structural engineer
- b) A plan showing that the minimum clearances for future maintenance activities are provided
- c) Any damage to the main caused by the developer/applicant or their agent during the execution of works to comply with the requirements of this policy must be repaired at the developer/applicant's expense.

6.5 Documentation

- 6.5.1 Full engineering details shall be submitted to Council for assessment and approval prior to the commencement of construction.
- 6.5.2 A certified works as executed plan shall be submitted upon completion of construction.
- 6.5.3 A statement from the proponent acknowledging that the proponent shall maintain the structure in good repair at their own expense.

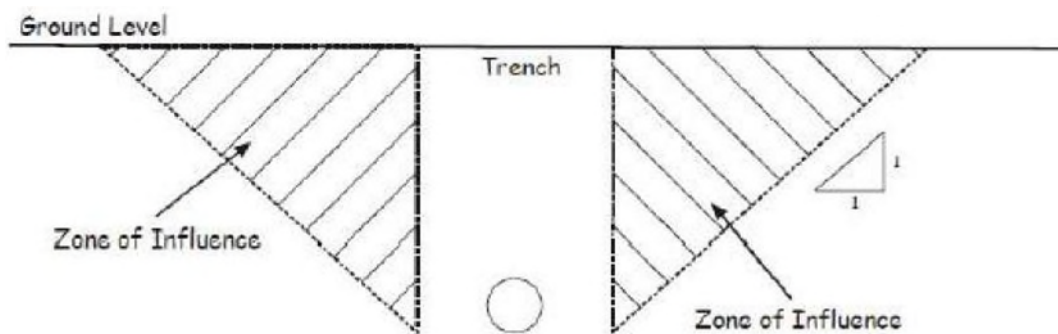


Figure 1: Zone of Influence Diagram

7 REVIEW

- 7.1 This policy will be reviewed every four years or earlier as necessary if:
 - a) legislation requires it, or
 - b) Council's functions, structure or activities change