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# Building in Proximity to Water and Sewer Pipelines Policy

August 2020

Policy No: CCC089

Policy owner:	Water Planning and Development, Water and Sewer
Approved by:	Gary Murphy – Chief Executive Officer
Date of approval:	17/08/2020
Policy category:	Operational
Content Manager No:	D14133224
Review date:	August 2025

# Contents

Contents.....	2
Purpose .....	3
Scope.....	3
Background.....	3
General .....	5
Applicant responsibilities.....	5
Basis for assessing requirements for proposed development .....	5
Costs associated with investigation, design and construction activities .....	5
Review.....	6
Compliance, monitoring and review .....	6
Records management.....	6
Definitions .....	6
Related resources .....	6
History of revisions .....	7

## Purpose

1. Central Coast Council is a Water Supply Authority under the Water Management Act 2000 (NSW). Development activities that may impact on Water Supply Authority Assets are regulated under Section 306 of the Water Management Act 2000 (NSW). This Policy is designed to outline Central Coast Council's requirements when working in proximity to water and sewer mains.

## Scope

2. This Policy covers personnel employed by Council; any person or organisation contracted to or acting on behalf of Council; and any person or organisation employed to work on Council premises or facilities and all activities of the Council.
3. This Policy covers all works in proximity to sewer mains whether they are undertaken by private developers, other Business Units of Council or other utilities.
4. This Policy applies to the following four structure types:
  - a. Heavy or permanent structures
  - b. Light weight or semi-permanent structures
  - c. Miscellaneous structures (rainwater tanks, pavements, retaining walls etc.)
  - d. High-rise developments
5. This Policy applies to any development, such as the above which is built in the vicinity of Council Water Supply and Sewerage assets.
6. It is the personal responsibility of all Council employees and agents thereof to have knowledge of, and to ensure compliance with this Policy.

## Background

7. The Policy objectives are as follows:
  - a. To protect Council's water and sewer mains from loads imposed by other structures during and after construction.
  - b. To allow current and future access to those water and sewer mains by various means for repairs, upgrade or inspection in particular recognising technological innovation in trenchless technology to achieve such access and objectives.
  - c. To ensure the stability and protection of structures over or near the sewer mains.
  - d. To not unreasonably impede or restrict development.

8. The approach followed for the assessment of applications to build over or in close proximity to water supply and pressure sewerage assets is summarised below:
  - a. Building over a Council water main or an easement containing a water main will not be permitted. Construction next to easements may be allowed subject to conditions which may include the piercing of proposed structures and further protection of the existing water main.
  - b. Building over a Council sewer rising main (pressure), vacuum main or an easement containing Council assets will not be permitted. Construction next to easements may be allowed subject to conditions which may include the piercing of proposed structures and further protection of the existing Council asset main.
9. The hierarchy followed for the assessment of applications to build over or in close proximity to gravity sewerage assets is summarised below and described further in the following sections:
  - a. Relocate proposed structure, OR
  - b. Relocate CCC's affected gravity sewer assets, OR
  - c. Provide protection measures for both CCC gravity sewer assets and proposed structure, prior to building over/adjacent to the CCC gravity sewer asset.

## General

### Applicant responsibilities

10. It is the Applicant's responsibility to investigate and document the below options, in consultation with Council.
  - a. Relocate proposed structure;
  - b. Relocate Council's affected sewer assets; or
  - c. Provide protection measures for both Council sewer assets and proposed structure, and build over/adjacent to asset.
11. The Applicant shall consider an integrated approach and demonstrate that all associated risks can be managed with marginal costs if building over or adjacent to a sewer is to be considered and accepted by Council.
12. The Applicant must confirm the exact location of sewer mains, including engagement of a land surveyor and obtaining work as executed documentation from Council if location and/or depth are of a critical nature.
13. The Applicant shall provide full design details of any proposals that address the requirements of this Policy and associated Procedure to Council for assessment and acceptance.

### Basis for assessing requirements for proposed development

14. The "*Central Coast Council Procedure – Building in proximity to water and sewer pipelines*" document contains details and requirements relating to building in proximity to Council water and sewer pipelines. The current version of the document can be sourced from Council's website ([centralcoast.nsw.gov.au](http://centralcoast.nsw.gov.au))
15. This document will be used in the first instance to assess requirements for relevant proposed development. Where a specific development proposal is not covered by that Procedure, Council will determine requirements in accordance with this Policy and practices followed by other Water Supply Authorities as appropriate.

### Costs associated with investigation, design and construction activities

16. All costs associated with meeting the requirements of Council's Building in Proximity to Water and Sewer Pipelines Policy and Procedures are to be funded by the Applicant. This includes survey, design, construction and commissioning costs.
17. The Applicant will have no claim on Council for any costs incurred if approval is not granted.

## Review

### Compliance, monitoring and review

18. Suspected breaches or misuse of this Policy are to be reported to the Chief Executive Officer. Alleged breaches of this Policy shall be dealt with by the processes outlined for breaches of the Code of Conduct, as detailed in the Code of Conduct and in the Procedures for the Administration of the Code of Conduct.

### Records management

19. Staff must maintain all records relevant to administering this Policy in a recognised Council recordkeeping system.

## Definitions

20. In this Policy:

**Applicant:** The party who is proposing to undertake development activities that involve working in proximity to sewer mains. This includes private developers, all internal Units of Council and other utilities.

**Council:** Central Coast Council, being the organisation responsible for the administration of Council affairs and operations and the implementation of Council policy and strategies.

## Related resources

21. Legislation:

- a. [Corporations Act 2001 \(Cwlth\)](#)
- b. [Local Government Act 1993 \(NSW\)](#)
- c. [Water Management Act 2000 \(NSW\)](#)

22. Associated/Internal documents:

- a. [Code of Conduct](#)
- b. [Delegations of Authority Policy](#)
- c. [Investment Management Policy](#)

## History of revisions

Amendment history	Details
Original approval authority details	  Gary Murphy - Chief Executive Officer <hr/> <p>This Policy is designed to outline Central Coast Council's requirements for working in proximity to water and sewer mains.</p>