



Guidelines for proposed development over/adjacent to easements and assets

INTRODUCTION

These guidelines provide an outline of the requirements which need to be considered when planning to construct works, excavate or place fill over Gippsland Water's easement or within one metre of a sewer or water asset, including property connection branches.

It is the landowner's responsibility to ensure that any proposed works adhere to legislative obligations prior to any work proceeding. Section 148 of the *Water Act, 1989* deals with 'structures over works' and states that a person must not allow a structure to be built or any filling (eg: soil) to be placed over an easement of the water authority without consent. Further it states that regardless of the existence of an easement, no structure should be built or filling placed within one metre laterally of the water utility assets without the consent of Gippsland Water.

If consent is provided to the property owner to erect a structure over an asset or within an easement, the property owner must sign a deed of agreement which will outline the conditions applicable to the structure.

It is the property owner's responsibility to confirm the actual location of the assets prior to commencing any works.

In some cases there is an easement registered on title and no assets located within the easement. Even if there is no asset located within the easement, Gippsland Water reserve the right to access the easement in the future.

This guideline will assist landowners to make informed decisions when assets and/or easements are located within their property.

Applicants must ensure they provide detailed information with the application. Minimum requirements are:

- Site plan with measurements showing asset location in respect of the proposed development and title boundaries;
- Copy of property title including the plan diagram displaying easements on property and other relevant information;
- Footing plans including depth, width, distance from asset, engineered angle of repose (please refer to diagrams on pages 21-30))
- Details of height of structure (if applicable)

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GLOSSARY OF TERMS

Asset – any part of a water supply or sewerage system that is the responsibility of Gippsland Water.

Angle of repose – 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 (please refer to pages 18, 22-23 for diagrams).

Decommissioned asset – an asset that is not currently in active use but is still located within the ground.

Demountable – Any structure or roof that can be manually dismantled and removed from its current position within a 4 hour period.

Easement – an area of land, or part of a lot, reserved by law for a specific purpose, such as access, pipeline, sewerage or water.

Height clearance – Height clearance required above ground level to allow access by machinery to water or sewer assets.

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.

Maintenance structure – collective term for maintenance hole, maintenance chamber or maintenance shaft (please refer to pages 22, 26 & 26 for diagrams)

Major asset – Our major assets include; pressure sewer mains, gravity trunk sewer mains, rising sewer mains, the Regional Outfall System pipeline and channel, the Saline Wastewater Outfall Pipeline, and raw water supply pipelines.

Property connection branch – means a section of pipe owned and maintained by Gippsland Water which connects the customer's sanitary drain to the reticulated sewerage system (sewer main).

Pressure sewer system components – collection tank, grinder pump, property boundary kit, property service line

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.

PVC sewer pipe - Polyvinyl Chloride Pipe

Sanitary drain - A line of pipes, including all fittings, conveying or intending to convey sewage or trade waste from a building or structure on a serviced property to the sewer main of a water corporation.

Sewer main – means the pipe to which all serviced properties are connected by a sanitary drain for the discharge of sewage and trade waste.

Sewer rising main – A pipe that transfers sewage under pressure from a pump station.

VC sewer pipe - Vitreous clay pipe

Water main – means the pipe to which all serviced properties are connected for water supply to the properties and includes the stop valve and any fittings located at the connection between the water main and a water meter.

1. Up to and including 150mm PVC SEWER MAIN

The following **CANNOT** be built over this type of asset or easement:

- Residential house/habitable structure including pool house, tiny dwelling, granny flat, modular structures, alfresco, verandah, decks, ramps, stairs, etc.;
- Commercial or industrial building, or use;
- **Sheds/Garages;**
- Swimming pool either in ground or above ground including paving and decking;
- Tennis courts;
- Trees of any species
- Other utility services (ie: power, telephone, gas)

The following **CAN** be built over this type of asset or within the easement with certain **CONDITIONS**:

- Non habitable structure (ie: garden shed maximum size 3m x 3m over asset, carport with open sides);
- Eaves (easement only)
- Driveways;
- Fences;
- Excavation/fill;
- Retaining walls;
- Water tanks up to 5000L

CONDITIONS:

- Non habitable structure must be independently supported, or, if it is attached to another structure, it must be fully demountable. An engineering certificate will be required to confirm its removal will not compromise structural integrity of surrounding structure;
- Construction adjacent to the sewer main requires a minimum horizontal clearance of one metre from the outside edge of the asset;
- Independent footings require a minimum horizontal clearance of one metre from the outside edge of the asset;
- Independent footings must extend to a depth that ensures that the asset is above the angle of repose;
- Retaining walls traversing the property connection point and mains must comply with Melbourne Retail Water Agencies standards.
- Slab foundations (including driveways) traversing the sewer main must maintain a minimum vertical clearance of 600mm between the underside of the slab and the top edge of the asset. Maximum thickness of slab is 125mm;
- Single storey construction only when non-habitable structure traverses the sewer main;
- Maximum depth of fill placed over the sewer main is one metre;
- Maximum depth of fill removed from over the sewer main is one metre;
- Unless a demountable structure, the height clearance above ground to the underside of the structure must be 2.8 metres
to provide access and clearance for operating plant and equipment;



2. Up to and including 150mm VC and CONCRETE (RC) SEWER MAIN

The following **CANNOT** be built over these types of assets or easements:

- Residential house/habitable structure including pool house, tiny dwelling, granny flat, modular structures, alfresco, verandah, decks, ramps, stairs, etc.;
- Commercial/industrial building or use;
- Sheds/Garages;
- Swimming pool either in ground or above ground including paving and decking;
- Tennis courts;
- Trees of any species
- Other utility services (ie: power, telephone, gas)

The following **CAN** be built over these types of assets or within the easement with certain **CONDITIONS**:

- Non habitable structure (ie: garden shed maximum size 3m x 3m over asset, carport with open sides);
- **Eaves (easement only)**
- Driveways;
- Fences;
- Excavation/fill;
- Retaining walls;
- Water tanks up to 5000L

CONDITIONS:

- Landowner must obtain a CCTV inspection report to the standards of WSA 05-2013 before any construction works commences and forward the report to Gippsland Water for review. Construction will be dependent upon condition of main.
- Landowner must obtain a CCTV inspection report to the standards of WSA 05-2013 after construction has been completed and forward the report to Gippsland Water for review;
- If damage to the asset has occurred during construction, the landowner must repair/replace asset to the satisfaction of Gippsland Water.
- No vibrating equipment to be used over sewer main to bed down sand and other supporting material.
- Non habitable structure must be independently supported, or, if it is attached to another structure, it must be fully demountable. An engineering certificate will be required to confirm its removal will not compromise structural integrity of surrounding structure;
- Construction adjacent to sewer main requires a minimum horizontal clearance of one metre from the outside edge of the asset;
- Independent footings require a minimum horizontal clearance of one metre from the outside edge of the asset;
- Independent footings must extend to a depth that ensures that the asset is above the angle of repose;
- Slab foundations traversing the sewer main must maintain a minimum vertical clearance of 600mm between the underside of the slab and the top edge of the asset. Maximum thickness of slab is 125mm;
- Retaining walls traversing the property connection point and mains must comply with Melbourne Retail Water Agencies standards.
- Single storey construction only when non-habitable structure traverses the sewer main;
- Maximum depth of fill placed over the sewer is one metre;
- Maximum depth of fill removed from over the sewer main is one metre;
- Unless a demountable structure, the height clearance above ground to the underside of the structure must be 2.8 metres to provide access and clearance for operating plant and equipment;

3. 225mm SEWER MAINS or larger

The following **CANNOT** be built over these types of assets or easements:

- Residential house/habitable structure including pool house, tiny dwelling, granny flat, modular structures, alfresco, verandah, decks, ramps, stairs, etc.;
- Commercial/industrial building or use;
- Sheds/Garages;
- Swimming pool either in ground or above ground including paving and decking;
- Tennis courts;
- Non habitable structure (ie: shed,garage, carport);
- Retaining walls;
- Trees of any species
- Other utility services (ie: power, telephone, gas)

The following **CAN** be built over these types of assets or within the easement with certain **CONDITIONS**:

- Driveways;
- Fences;
- Excavation/fill;
- Water Tanks up to 5000L

CONDITIONS:

- Construction adjacent to sewer main requires a minimum horizontal clearance of one metre from the outside edge of the asset;
- Footings require a minimum horizontal clearance of one metre from the outside edge of the asset;
- Footings must extend to a depth that ensures that the asset is above the angle of repose;
- Slab foundations for driveways traversing the sewer main must maintain a minimum vertical clearance of 600mm between the underside of the slab and the top edge of the asset. Maximum thickness of slab is 125mm;
- Maximum depth of fill placed over the sewer is one metre;
- Maximum depth of fill removed from over the sewer main is one metre;



4. MAJOR ASSETS (including rising sewer mains and pressure sewer mains)

The following **CANNOT** be built over these types of assets or easements:

- Residential house/habitable structure including pool house, tiny dwelling, granny flat, modular structures, alfresco, verandah, decks, ramps, stairs, etc.;
- Commercial/industrial building or use;
- Sheds/Garages;
- Swimming pool either in ground or above ground including paving and decking;
- Tennis courts;
- Non habitable structure (ie: shed, garage, carport);
- Retaining walls;
- Trees of any species
- Other utility services (ie: power, telephone, gas)

The following **CAN** be built over these types of assets or within the easement with certain **CONDITIONS**:

- Driveways;
- Fences;
- Excavation/fill;
- Other utility services (ie: power, telephone, gas).

NB - These conditions should be read in conjunction with the document titled Crossing of Major Assets Guidelines, which is available on request from Gippsland Water.

CONDITIONS:

- Construction adjacent to sewer main requires a minimum horizontal clearance of one metre from the outside edge of the asset;
- Footings require a minimum horizontal clearance of one metre from the outside edge of the asset;
- Footings must extend to a depth that ensures that the asset is above the angle of repose;
- Slab foundations for driveways traversing the sewer main must maintain a minimum vertical clearance of 1 metre between the underside of the slab and the top edge of the asset. Maximum thickness of slab is 125mm;
- Maximum depth of fill placed over the sewer is one metre;
- Maximum depth of fill removed from over the sewer main is one metre;

5. PRESSURE SEWER SYSTEMS

(Seaspray, Loch Sport, Glenmaggie, Coongulla)

The following **CANNOT** be built over any pressure sewer system components or within 1m:

- Residential house/habitable structure including pool house, tiny dwelling, granny flat, modular structures, alfresco, verandah, decks, ramps, stairs, etc;
- Commercial or industrial building or use;
- Sheds/Garages;
- Swimming pool either in ground or above ground including paving and decking;
- Tennis courts;
- Non habitable structure (ie: shed, garage, carport);
- Retaining walls;
- Fences;
- Landscaping;
- Driveways;
- Excavation/fill;

6. PROPERTY CONNECTION AND INSPECTION OPENING

The following **CANNOT** be built over these types of assets or easements:

- Residential house/habitable structure including pool house, tiny dwelling, granny flat, modular structures, alfresco, verandah, decks, ramps, stairs, etc.;
- Commercial/industrial building or use;
- Sheds/Garages;
- Swimming pool either in ground or above ground including paving and decking;
- Tennis courts;
- Non habitable structure (ie: shed, garage, carport);
- Trees of any species
- Other utility services (ie: power, telephone, gas)

The following **CAN** be built over/next to these types of assets or within the easement with certain **CONDITIONS**:

- Driveways;
- Fences;
- Excavation/fill;
- Retaining walls;

CONDITIONS:

- Footings require a minimum horizontal clearance of one metre from the outside edge of the asset;
- Footings must extend to a depth that ensures that the asset is above the angle of repose;
- Slab foundations for driveways traversing the sewer main must maintain a minimum vertical clearance of one metre between the underside of the slab and the top edge of the sewer main. Maximum thickness of slab is 125mm;
- Maximum depth of fill placed over the sewer or property connection branch is one metre;
- The inspection shaft must match new surface levels;
- If the inspection shaft is likely to be subject to trafficable load, 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.
- Retaining walls traversing the property connection point and mains must comply with Melbourne Retail Water Agencies standards.

7. MAINTENANCE STRUCTURES

The following **CANNOT** be built over a maintenance structure:

- Residential house/habitable structure including pool house, tiny dwelling, grannyflat, modular structures, alfresco, verandah, decks, ramps, stairs, etc;
- Commercial or industrial building or use;
- Sheds/Garages;
- Swimming pool either in ground or above ground including paving and decking;
- Tennis courts;
- Non habitable structure (ie: shed, garage, carport);
- Retaining walls;
- Fences;
- Trees of any species
- Other utility services (ie: power, telephone, gas)

The following **CAN** be built over a maintenance hole with certain **CONDITIONS**:

- Driveways;
- Excavation/fill;

CONDITIONS:

- Construction adjacent to maintenance structures requires a minimum horizontal clearance of one metre from the outside edge of the maintenance structure cover;
- Footings require a minimum horizontal clearance of one metre from the outside edge of the asset;
- Footings must extend to a depth that ensures that the asset is above the angle of repose;
- The maintenance structure must match new surface levels (all works at owner's cost under terms of a Minor Works Agreement);
- If the maintenance structure is likely to be subjected to vehicular traffic a heavy duty trafficable cover which must be installed (all works at owner's cost under terms of a Minor Works Agreement);

8. DECOMMISSIONED ASSETS

The following **CAN** be built over a decommissioned water or sewer asset with certain **CONDITIONS**:

- Residential house/habitable structure;
- Sheds/Garages;
- Commercial or industrial building;
- Swimming pool above ground;
- Tennis courts;
- Non habitable structure (ie: shed,garage, carport);
- Driveways;
- Fences;
- Excavation/fill;
- Retaining walls

CONDITIONS:

- The landowner must consider the risks associated with building over decommissioned assets when designing their structure;
- The landowner must execute a Transfer of Asset Agreement with Gippsland Water which transfers ownership of the decommissioned asset from Gippsland Water to the landowner before any works commence on site.
- Gippsland Water's easement must be removed from the certificate of title before any works commence on site. Gippsland Water will surrender the easement upon provision of appropriate documents by the landowner.
- To reduce risk, we strongly recommend that the landowner should either remove the asset from the ground or fill the asset with cement or some other grout slurry substance.

9. EASEMENT WITH NO ASSETS

Approval will be considered where there is an easement in favour of Gippsland Water to provide water or sewer service for future development.

The following CANNOT be built over this easement:

- Residential house/habitable structure including pool house, tiny dwelling, granny flat, modular structures, alfresco, verandah, decks, ramps, stairs, etc.;
- Commercial or industrial building, or use;
- **Sheds/Garages;**
- Swimming pool either in ground or above ground including paving and decking;
- Tennis courts;
- Trees of any species
- Other utility services (ie: power, telephone, gas)

The following CAN be built over this easement with certain CONDITIONS:

- Non habitable structure (ie: garden shed maximum size 3m x 3m over asset, carport with open sides);
- Eaves
- Driveways;
- Fences;
- Excavation/fill;
- Retaining walls;
- Water tanks up to 5000L

CONDITIONS:

- Non habitable structure must be independently supported, or, if it is attached to another structure, it must be fully demountable. An engineering certificate will be required to confirm its removal will not compromise structural integrity of surrounding structure;
- Slab foundations (including driveways) maximum thickness of slab is 125mm;
- Single storey construction only when non-habitable structure traverses the sewer main;
- Maximum depth of fill placed over easement is one metre;
- Maximum depth of fill removed from easement is one metre;

- Unless a demountable structure, the height clearance above ground to the underside of the structure must be 2.8 metres to provide access and clearance for operating plant and equipment;
- Retaining walls traversing the property connection point and mains must comply with Melbourne Retail Water Agencies standards.

The property owner may request Gippsland Water investigate if the easement is identified as redundant and can be removed from title.

All costs associated with the investigation, and if approved, removal of the easement from the title, will be borne by the landowner.

Gippsland Water always retains at its sole discretion the determination of whether an easement will be retained or can be removed.



10. WATER PIPES

The following **CANNOT** be built over these types of assets or easements:

- Residential house/habitable structure including pool house, tiny dwelling, granny flat, modular structures, alfresco, verandah, decks, ramps, stairs, etc.;
- Commercial/industrial building or use;
- Non habitable structure (ie: shed, garage, carport);
- Swimming pool either in ground or above ground including paving and decking;
- Tennis courts;
- Retaining walls;
- Trees of any species
- Other utility services (ie: power, telephone, gas)

The following **CAN** be built over these types of assets or within the easement with certain **CONDITIONS**:

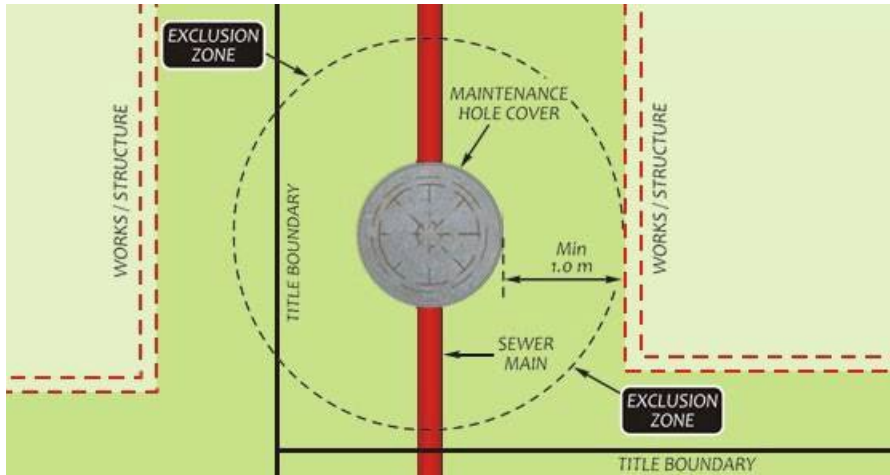
- Driveways;

CONDITIONS:

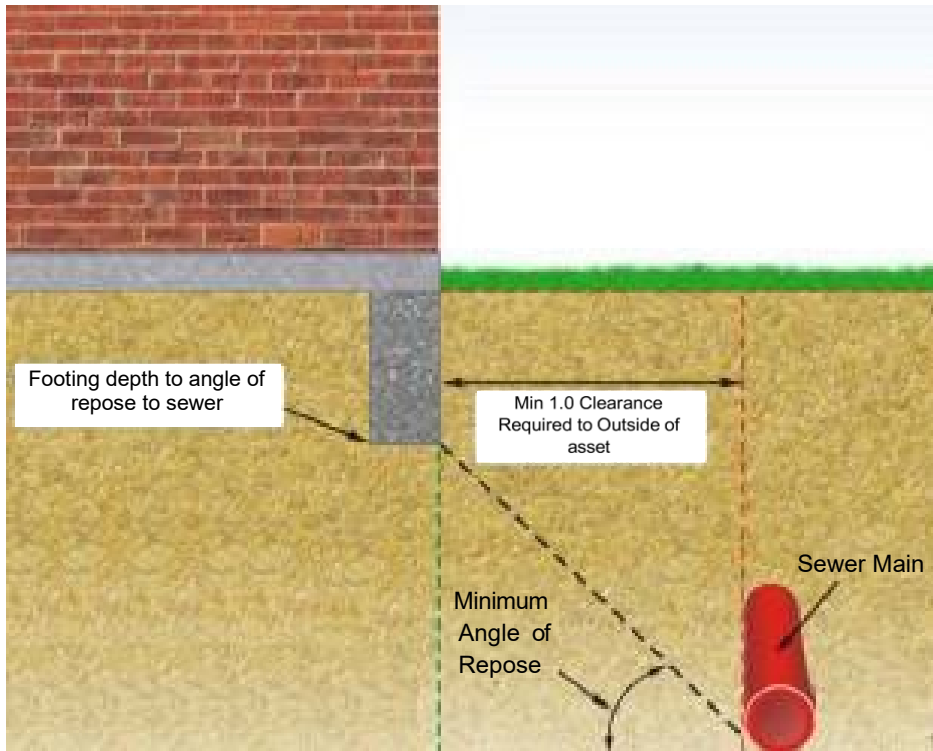
- Gippsland Water will provide conditions following assessment of application.

USEFUL DIAGRAMS

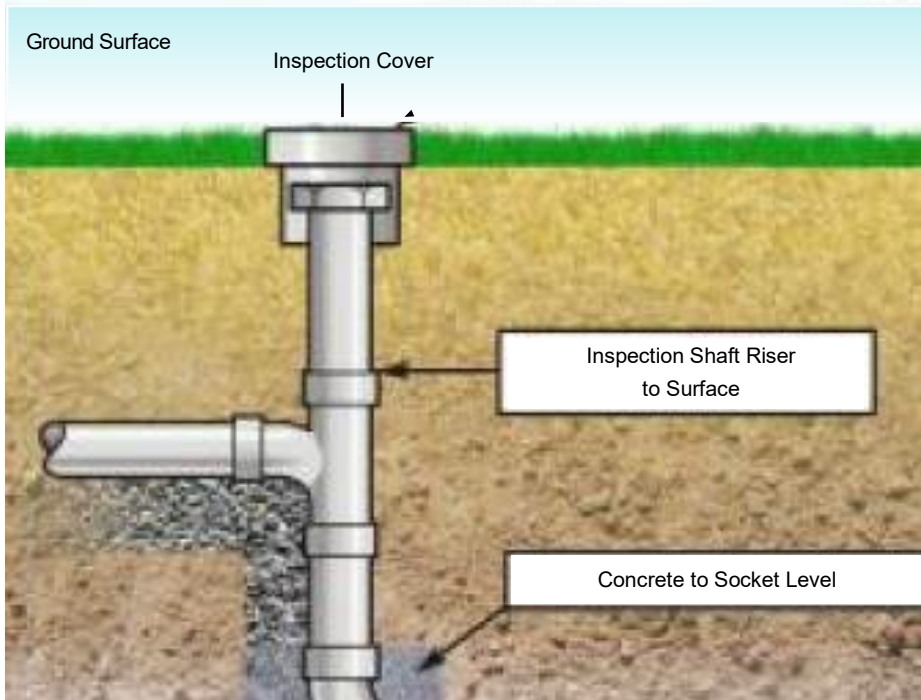
MAINTENANCE STRUCTURE



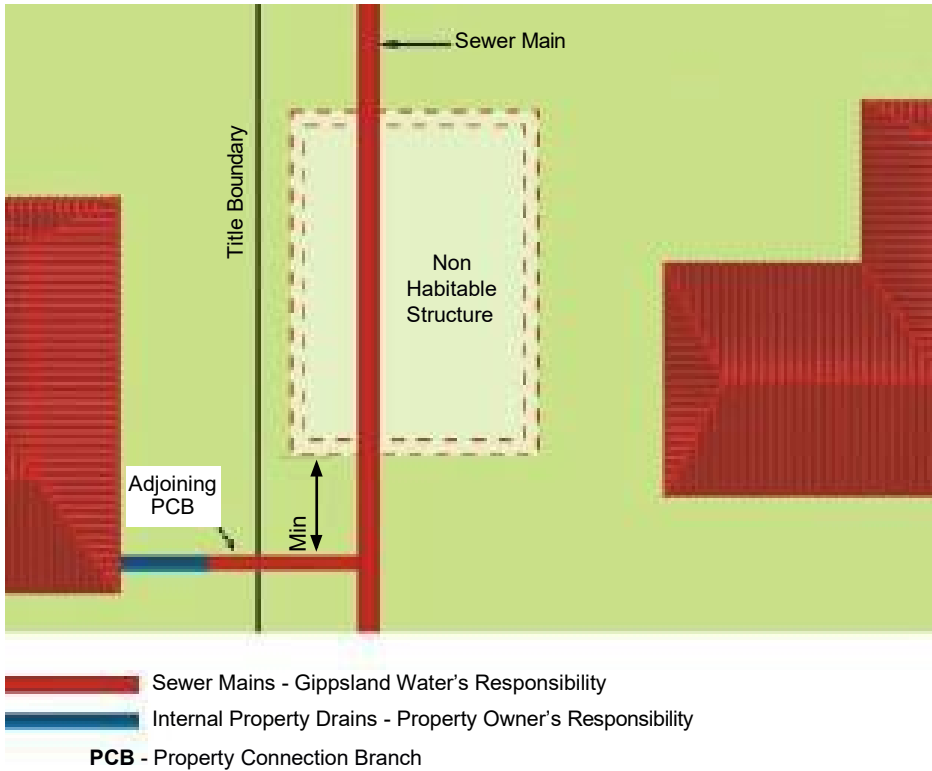
FOOTING IN RESPECT OF SEWER MAIN



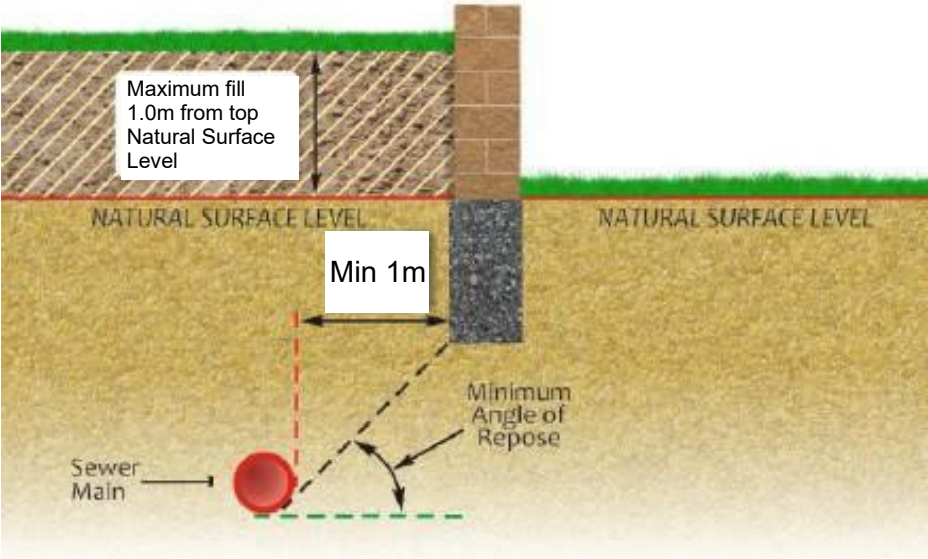
INSPECTION SHAFT COVERS



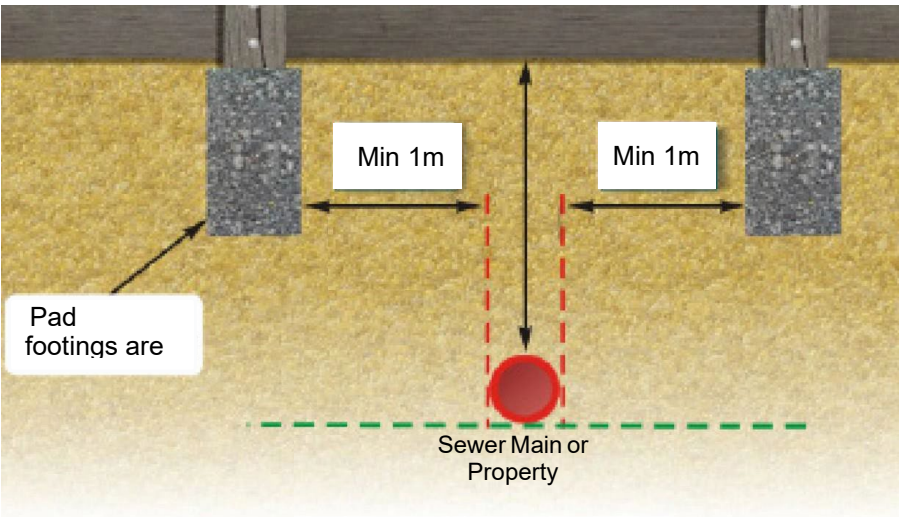
INSPECTION SHAFT COVERS



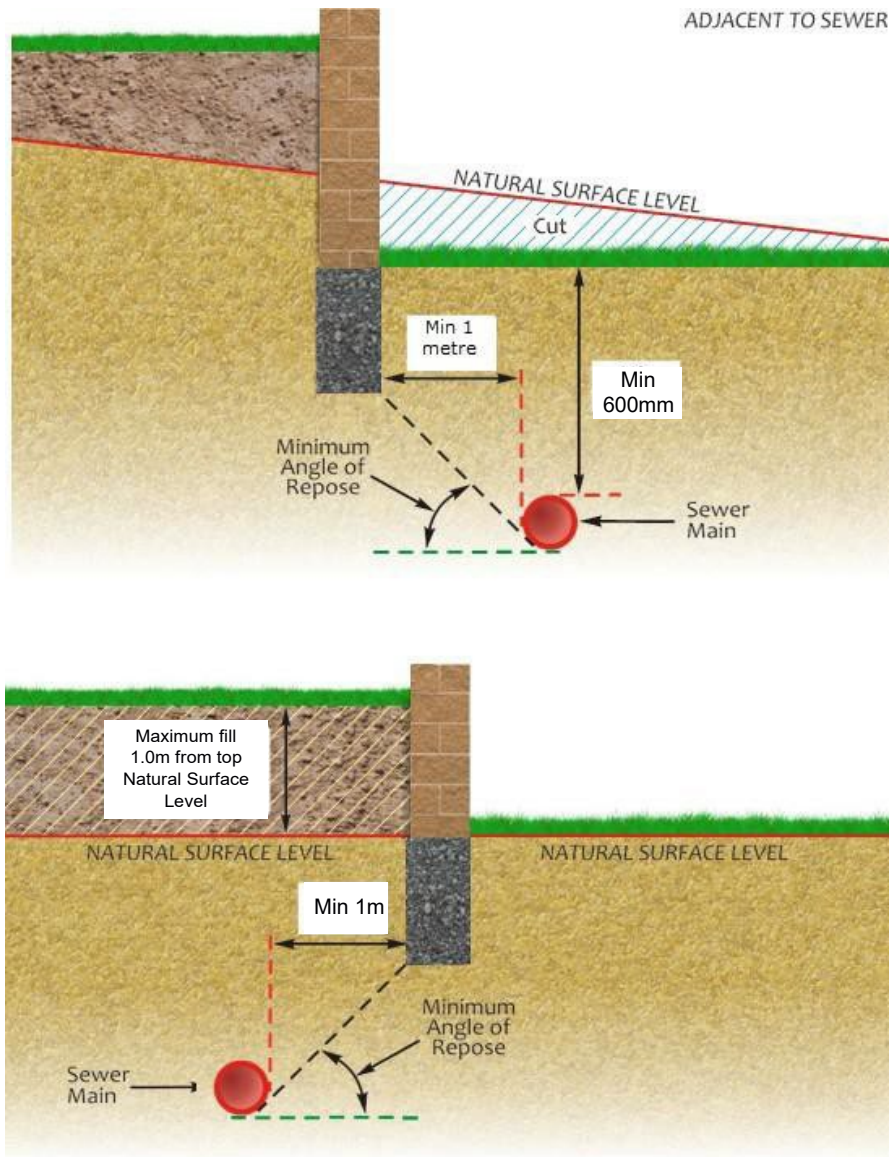
SITE FILL / RETAINING WALL OVER SEWER



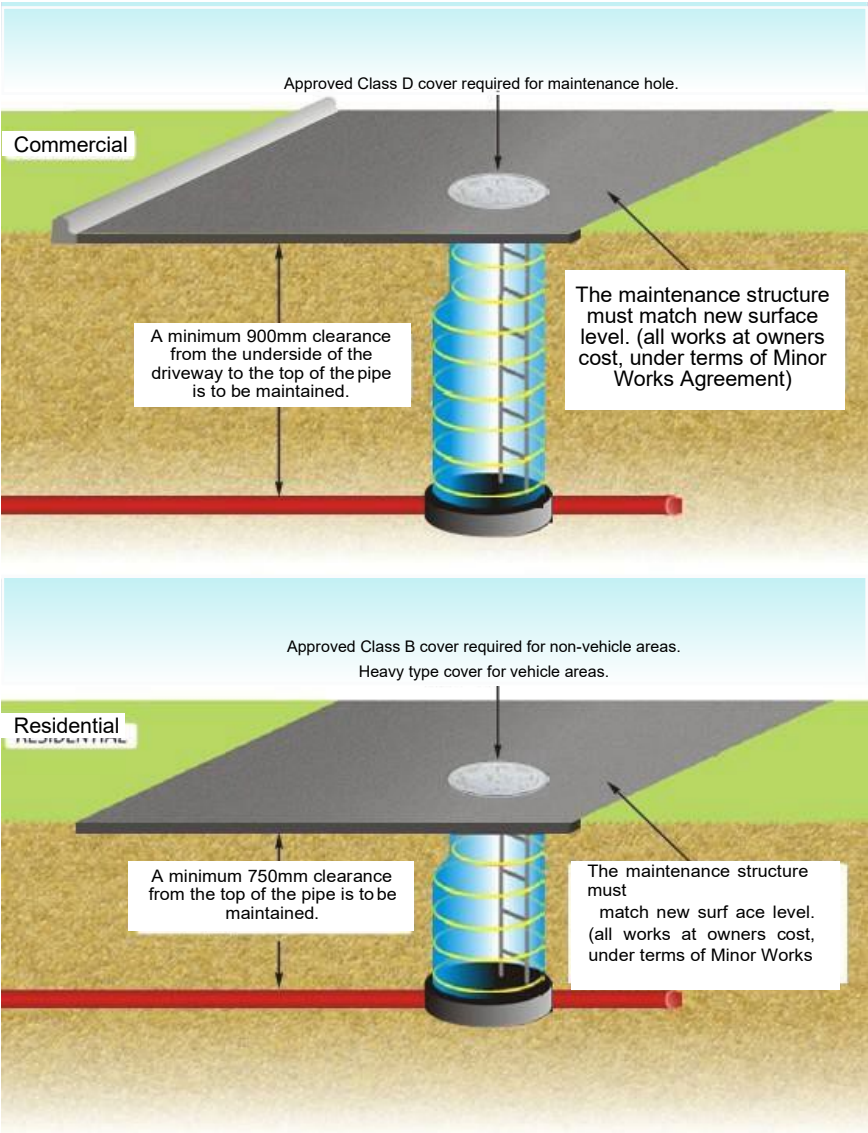
RETAINING WALLS



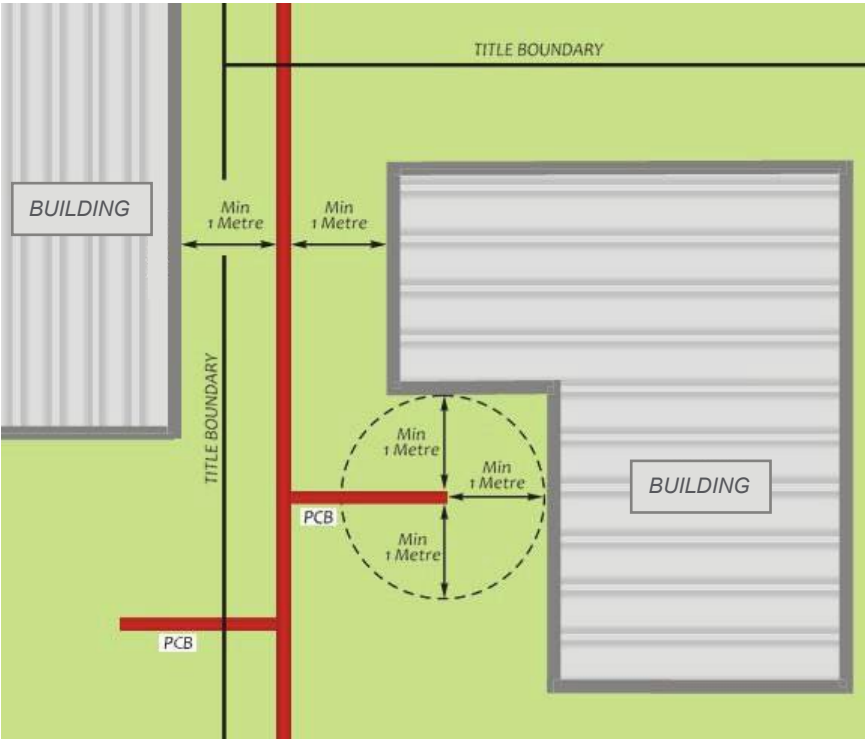
SITE FILL / EXCAVATION OVER SEWER MAIN



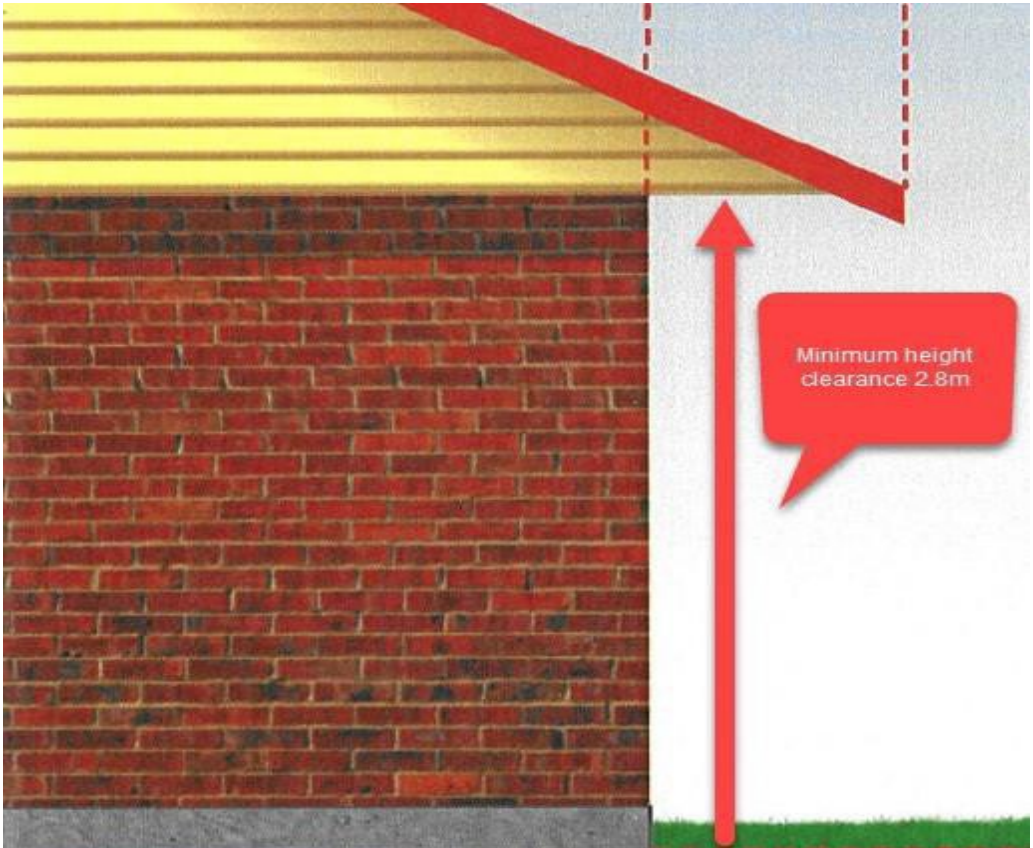
MAINTENANCE STRUCTURE REQUIREMENTS



PROPERTY CONNECTION BRANCH REQUIREMENTS



HEIGHT CLEARANCE



EXAMPLES

3m x 3m garden shed



Modular structures



NOTES

OFFICIAL

NOTES



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Water

www.gippswater.com.au



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