

## BUILDING OVER/ADJACENT TO LOCAL GOVERNMENT SEWERAGE INFRASTRUCTURE POLICY (MANAGEMENT DIRECTIVE)

**1. Scope:**

This policy and associated Technical Guidelines applies to buildings and structures on private property that contain Fitzroy River Water's sewerage infrastructure.

**2. Purpose:**

To provide direction as to what is permissible when seeking consent to construct or erect a building or structure over or adjacent to sewerage infrastructure, ensuring no adverse impacts upon the operation, maintenance, replacement or structural integrity of such infrastructure.

**3. Related documents:**

**Primary**

Nil

**Secondary**

*Building Act 1975*

*Building Regulation 2006*

*Plumbing and Drainage Act 2002*

*Water Act 2000*

*Work Health & Safety Act 2011*

*Water Supply (Safety and Reliability) Act 2008*

Building Over/Adjacent to Local Government Sewerage Infrastructure Technical Guidelines  
Queensland Development Code (MP 1.4 November 2013) MP1.4 Building Over or Near  
Relevant Infrastructure (herein referred to as the QDC1.4)

**4. Definitions:**

To assist in interpretation, the following definitions apply:

Associated infrastructure	Includes sewer access chambers, access holes and connection points.
Council	Rockhampton Regional Council
FRW	Fitzroy River Water, a commercialised business unit of Rockhampton Regional Council.
Sewerage Infrastructure	For the purpose of this Policy and associated Technical Guidelines includes sewers and associated structures.
Structure	For the purpose of this policy includes but is not limited to any building (as defined in the Building Act 1975), deck, pergola, swimming and spa pool, water storage tank.

**Corporate Improvement and Strategy use only**

**Adopted/Approved:** Adopted 28 July 2009

**Version:** 1

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**Department:** Regional Services

**Section:** Fitzroy River Water

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## 5. Policy Statement:

Generally, it is highly undesirable for any building or structure to be constructed or erected over sewerage infrastructure. However, should the applicant be able to demonstrate to the satisfaction of Council that it is uneconomical to avoid building over or in close proximity to the sewerage infrastructure, then approval may be granted at the discretion of Council, subject to specified conditions.

### 5.1 Alternate Considerations

All possible alternatives need to be considered before requesting written consent of Council to build over/adjacent to sewerage infrastructure.

**5.1.1** The minimum clearance from sewerage mains up to 225mm in diameter on a standard alignment is 1.5 metres from the face of any building or structure and 1.2 metres from the face of any footing to the centerline of the sewer main, with a minimum unobstructed vertical clearance of 2.4 metres.

**5.1.2** When the sewerage infrastructure is not on a standard alignment, construction may be permitted over or adjacent to sewerage mains up to 225mm in diameter in accordance with the technical guideline's requirements.

**5.1.3** An easement boundary or allotment boundary is considered to be a defining limit under the Building Over/Adjacent to Local Government Sewerage Infrastructure (BOSI) policy and any existing sewerage infrastructure beyond these boundaries will not influence a BOSI application.

### 5.2 Technical Guidelines:

The Technical Guidelines have been developed to ensure decisions are consistent with QDC1.4 and in line with the Policy intent and may be amended from time to time.

**5.2.1** The Technical Guidelines deal with

**5.2.1.1** Building Classes 2 – 9; *or*

**5.2.1.2** Building Classes 1 and 10, where the application does not comply with an acceptable solution provided in QDC1.4.

### 5.3 Assessment Criteria:

In order to achieve the purpose of this Policy the following criteria apply:

**5.3.1** The carrying out of building work adjacent to or over a sewer, or associated infrastructure, must not interfere with or adversely affect the function of or place any additional load on the infrastructure.

**5.3.2** Appropriate access must be provided to all sewerage infrastructure for maintenance or replacement at any time.

## 6. Review Timelines:

This policy is reviewed when any of the following occur:

1. The related information is amended or replaced.
2. Other circumstances as determined from time to time by the Council.

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**7. Responsibilities:**

Sponsor	Chief Executive Officer
Business Owner	General Manager Regional Services
Policy Owner	Manager Fitzroy River Water
Policy Quality Control	Corporate Improvement and Strategy

**EVAN PARDON  
CHIEF EXECUTIVE OFFICER**

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