

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



## 1 Scope

This policy applies to buildings and structures on private property that contains or is adjacent to a lot that contains Rockhampton Regional Council's sewerage infrastructure.

## 2 Purpose

The purpose of this policy is 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

### 3.1 Primary

Nil

### 3.2 Secondary

*Building Act 1975*

*Building Regulation 2021*

*Planning Act 2016*

*Planning Regulation 2017*

*Plumbing and Drainage Act 2018*

*Plumbing and Drainage Regulation 2019*

*Water Act 2000*

*Water Supply (Safety and Reliability) Act 2008*

*Work Health and Safety Act 2011*

National Construction Code of Australia

Building Over/Adjacent to Local Government Sewerage Infrastructure Technical Guidelines

Build Over or Adjacent to Sewerage Infrastructure Application Form

Capricorn Municipal Development Guidelines (CMDG)

Form 9 Easement – [Titles Registry Form – Department of Resources](#)

Queensland Development Code MP1.4 Building Over or Near Relevant Infrastructure

## 4 Definitions

To assist in interpretation, the following definitions apply:

BOSI	Build Over or Adjacent to Sewerage Infrastructure
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Building	As defined in the <i>Building Act 1975</i> : (a) A building is a fixed structure that is wholly or partly enclosed by walls or is roofed. (b) The term includes a floating building and any part of a building. See also “structure”.
Centreline	The notional line running through the centre of the relevant infrastructure along its length.
Council	Rockhampton Regional Council
QDC MP1.4	Queensland Development Code MP1.4 Building Over or Near Relevant Infrastructure
Sewerage Infrastructure	Infrastructure used to receive, store, transport and treat sewage or effluent, including, for example, sewerage mains, access chambers, maintenance covers and points, vents, pumps, structures and machinery vested in Council.
Sewerage Main	A non-pressure pipe used to collect and transport sewage.
Structure	Includes building classes 1 – 10, masonry fence, deck, pergola, swimming and spa pool, water storage tank and retaining walls greater than 1 metre.

## 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 construction of a building or a structure over or in close proximity to 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. Council’s requirements are:

- (a) The minimum clearance from a sewerage main up to 225mm in diameter on a standard alignment is 1.0 metre from the face of the footings to the centreline of the sewerage main. A minimum unobstructed vertical clearance of 2.4 metres is required.
- (b) When the sewerage main is not on a standard alignment, construction may be permitted over or adjacent to sewer mains up to 225mm in diameter in accordance with the technical guideline’s requirements.
- (c) A sewerage easement boundary or allotment boundary is considered to be a defining limit under this policy and any existing sewerage infrastructure beyond these boundaries will not influence a BOSI application.

### 5.2 Technical Guidelines

The BOSI Technical Guidelines have been developed to ensure decisions are consistent with QDC MP1.4 and in accordance with this policy and may be amended from time to time.

The Technical Guidelines apply to:

- (a) Building Class 2 – 9; or
- (b) Building Class 1 and 10, or
- (c) Minor Works,

where the proposal does not comply with an acceptable solution provided in the QDC MP1.4.

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### 5.3 Assessment Criteria

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

- (a) The carrying out of building work adjacent to or over sewerage infrastructure, must not interfere with or adversely affect the function of or place any additional load on the infrastructure.
- (b) 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:

- (a) The related information is amended or replaced; or
- (b) Other circumstances as determined from time to time by the Council.

### 7 Document Management

Sponsor	Chief Executive Officer
Business Owner	General Manager Community Services
Policy Owner	Manager Planning and Regulatory Services
Policy Quality Control	Legal and Governance



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