

Buildover Consent Guidelines

April 2020

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1. Introduction

Coliban Water provides water and wastewater services to rural and urban customers across an area of 16,550 square kilometres in North-Central Victoria.

Our service region includes 49 towns, extending from Cohuna and Echuca in the north to Kyneton and Trentham in the south. In the west the region incorporates Boort, Wedderburn, Bealiba and Dunolly and in the east includes Heathcote and Tooborac.

We own various water and sewerage assets, including pipelines and infrastructure, often located within non-Coliban Water owned or managed property.

We operate as a statutory corporation under the *Water Act 1989*. Under this Act, Coliban Water:

- is entitled to own the abovementioned water and sewerage assets, even if they exist on or in other public and private property, and
- is required to provide protection to these assets, prohibiting works (unless consent is first obtained) above, below or near to them.

The protection of current and future Coliban Water assets occurs through section 148 of the Water Act which prohibits the following without first obtaining consent from Coliban Water:

- The placing of a structure or the conduct of works within 1 metre either side (and anywhere above or below a metre either side) of a Coliban Water asset.
- The placing of a structure or the conduct of works within an easement in favour of Coliban Water or in favour of any other land for water supply, sewerage or drainage purposes.
- The removal of any soil or other material which supports, protects or covers a Coliban Water asset.

These guidelines provide background and reasons for the need to protect Coliban Water assets. They explain why consent will only be provided in certain circumstances and upon particular conditions when an application for Buildover Consent is made.

2. Impact of Section 148 - *Water Act 1989*

Non-compliance with Section 148 of the *Water Act 1989* is an offence which may result in criminal proceedings and direction to remove a structure or repair any damage caused by works.

Contravention of Section 148 is avoided if Buildover Consent is obtained prior to commencing any works.

In some circumstances, Buildover Consent may be obtained after a structure is constructed provided that original engineering, design and construction documentation is available. A property owner may be required to do this if Section 148 is already contravened, however, the provision of Buildover Consent is not guaranteed and the relevant structure may need to be removed or any damage caused by works repaired.

Section 148 draws a distinction between structures, placement of fill and the removal of any soil, rock or other matter that supports or protects our assets.

It is not necessary for our assets to be located within an easement registered in favour of Coliban Water or any other land for the prohibitions in Section 148 to apply.

The prohibition of easements applies to easements registered on the title of the relevant property, registered in favour of Coliban Water, or any other easement registered in favour of other land, for water supply, sewerage and drainage purposes.

It is not necessary that an easement contains Coliban Water assets for the provisions to apply. The relevant easement may be set aside for future works.

Coliban Water may refuse consent or grant consent subject to specific terms and conditions for Buildover Consent applications.

Importantly, Section 148 (5) states terms and conditions of Buildover Consent issued by Coliban Water are binding on the successors in title of the property owner at the time the consent is issued. This means any subsequent purchasers of the particular property are also controlled by the terms of Buildover Consent, even though this is not recorded on the title to the land.

Finally, a Coliban Water issued Buildover Consent does not require the signature or written agreement of the person or property owner who applied for the consent. Once Buildover Consent is issued and the landowner undertakes relevant works, the terms and conditions of Buildover Consent apply. If Buildover Consent involves a structure which remains on the property, the terms and conditions continue to apply indefinitely, including for all future owners.

3. Buildover Consent Policy

3.1 Policy Statement

We are committed to providing a transparent and efficient consent process that supports development, whilst ensuring adequate protection to our assets, employees, the community and the environment.

3.2 Policy Details

In order to comply with the Buildover Consent Policy, we will:

- Require an Application for Works Over Assets/Easements for structures or works to be located within Coliban Water easements or within 1 m of a Coliban Water asset.
- Ensure awareness and visibility of this policy, applicable rules and required processes to Coliban Water employees, contractors and customers.
- Grant Buildover Consent provided Coliban Water determines that no unacceptable risk to its assets, employees, the community and the environment exist.
- Provide appropriate resources to perform their tasks in a timely and effective manner.
- Share an appropriate proportion of the cost for asset protection works.
- Regularly audit the consent process, policy and guidelines.

4. What is a Buildover?

Any works within a **Coliban Water easement** or **1 metre of a Coliban Water asset** is defined as a Buildover (please refer to definition of control zone for further information on offsets). In order for construction to proceed, Buildover Consent from Coliban Water must first be obtained.

5. What is Buildover Consent?

Buildover Consent is provided by Coliban Water in order for a person to place a structure or undertake works within a control zone, which is:

- a Coliban Water controlled easement; or
- within 1 metre from the outside edge of a Coliban Water asset.

Works outside the areas described above **do not** require Buildover Consent from Coliban Water.

5.1 Asset access, repair and replacement

If Buildover Consent has been issued and it is necessary for Coliban Water to carry out work on their assets:

Coliban Water will use appropriate care, but it may be necessary for the works (including any structure) to be cut, removed or partially demolished; and

Coliban Water has no obligation to repair, replace or reinstate any structure impacted by Coliban Water access for the purpose of repair or replacement of an asset.

5.2 Release and indemnity

The owner of the land accepts that no legal action will be taken nor any claim made against Coliban Water in respect of the actions made by Coliban Water to obtain access and/or undertake work on Coliban Water assets impacted by a Buildover Consent.

If a third party claim is made against Coliban Water in relation to Coliban Water assets and the presence of Buildover Consent, the owner of the land would indemnify Coliban Water in relation to such a claim.

5.3 Successors in title

Buildover Consent recognises the operation of Section 148 (5) of the Water Act 1989 where future owners of a property are bound by the same terms and conditions of Buildover Consent.

6. Obtaining Buildover Consent

Following the below steps will ensure your application proceeds with minimal delay:

1. Check for our assets and easements within the property prior to designing any structure or carrying out building work. A basic layout of assets can be found using the [Dial before you dig](#) service. Easements in favour of Coliban Water are shown on Property Titles or via plans, which can be sourced from Coliban Water.
2. If the proposed work is located within an easement or control zone, the Buildover Consent Guidelines must be considered to ensure the application meets Coliban Water's requirements.
3. An Application for [Works Over Assets & Easements](#) should be lodged using the form provided and located on the Builders & Developers page of the [Coliban Water Website](#). The application form requires the following details:
 - Property address and title details.
 - An adequate description of the proposed work and/or structure.
 - A plan of the proposed work and/or structure of a high standard.
 - Footing/foundation designs, site plan showing elevation and other documents described in the guidelines.
4. The application will be reviewed by a Coliban Water Officer in accordance with these guidelines. The decision may be:
 - Buildover Consent granted.
 - Buildover Consent declined.
 - In-principle Buildover Consent granted.
 - Approved with conditions (when undergoing Asset Protection Works). Works can proceed only after the agreement has been signed as accepted.

7. What happens after submission of a Buildover application?

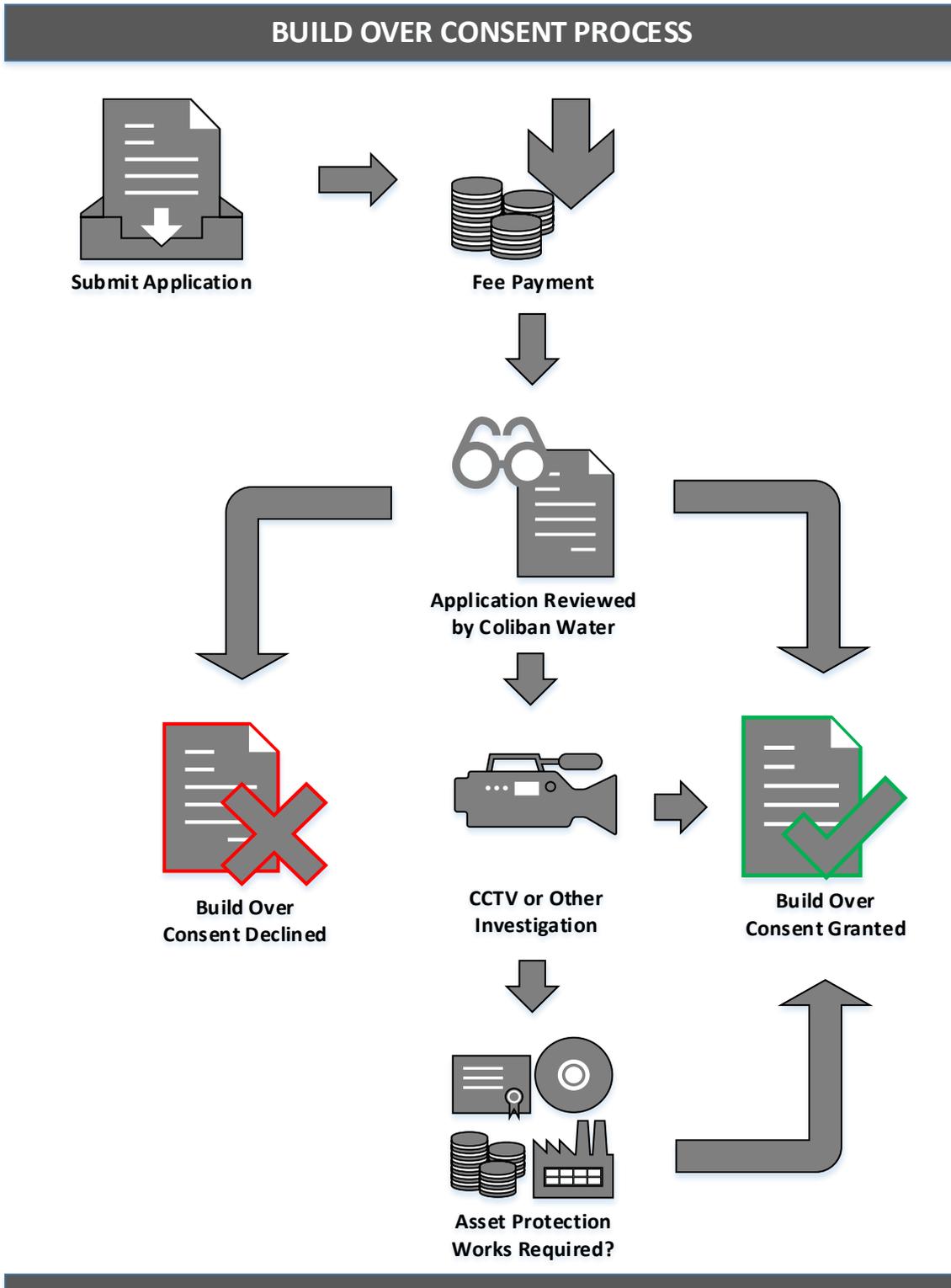


Figure 1: Buildover Consent process

8. Unapproved Buildover

Any work, including structures of a permanent nature, carried out or located within the control zone in contravention of Section 148 of the *Water Act 1989*, is classified as unapproved work.

Unapproved work contravenes Section 148 of the *Water Act 1989* and is likely to result in:

- The provision of a notice under Section 151 of the *Water Act 1989* advising the owner of the contravention.
- On occasion the owner will receive a notice requiring them to remove the relevant structure, reinstate or repair any damage to the property or Coliban Water asset caused by the particular works, including under Section 151 of the *Water Act 1989*.
- Coliban Water will update the information statement to include details of any unapproved Buildover in the property. This will be disclosed to any potential purchaser.
- If the unapproved works have caused damage to Coliban Water assets or costs to be incurred by Coliban Water, action may be taken against the property owner or person who undertook the unapproved works to recover damages.

9. Definitions

Access	Unrestricted 24 hour access to parts of a property where a Coliban Water asset is located.
Angle of repose	The steepest angle at which a sloping surface formed of loose material is stable (generally an angle of 45 degrees taken from the invert level of the pipe).
Authorised Officer/ Buildover Officer	A person delegated with the responsibility to grant Buildover approvals in accordance with the Buildover Consent Policy and guidelines.
Authorised personnel	Personnel authorised by Coliban Water to access surface assets.
Buildover Consent	Coliban Water consent issued pursuant to Section 148 of the <i>Water Act 1989</i> for work within a control zone (that is affecting a Coliban Water asset or in a Coliban Water easement).
Cantilever	Structure or beam extended from a wall or foundation to independently support a structure above it.
CCTV	Closed-circuit television used to undertake an internal condition assessment of Coliban Water assets.
Clearance	The distance either horizontally or vertically measured from the closest outside edge of a Coliban Water Asset to a proposed structure or footing.
Coliban Water asset	Any fixed asset or infrastructure that Coliban Water owns or has a responsibility to maintain and operate.
Contaminated soil	Soil that requires special consideration because it has been affected by previous land use or by direct or indirect infiltration of chemicals or other substances.
Control zone	An area where works are prohibited without Buildover Consent, including: <ul style="list-style-type: none"> • a Coliban Water controlled easement; or • the area within 1 metre from the outside edge of any Coliban Water asset.
Demountable	Any structure or roof that can be manually dismantled and removed from its current position by 2 people within a 4 hour period. Note: A statement/work plan by a structural engineer supporting this will be required.
Dependent Persons Unit (Relocatable)	Must be maintained/monitored by relevant Government Authority. E.g.: Department of Human Services units. All other units will be treated as a permanent residence.
Easement	An easement recorded on the title to a property for access, pipeline, water supply or sewerage purposes where the beneficiary of such easement is: <ul style="list-style-type: none"> • Coliban Water; or • other private property.
End of line	Access point located at the end of a sewer.
Fill	Any soil, rock or other matter placed or intended to be placed laterally within 1 metre of a Coliban Water asset or on an easement.
Footings/foundation	Ground support structure. Includes pier and beam, pad, strip and screw piles.
Gravity sewer	A pipeline (usually buried) designed to carry wastewater.
Ground anchor	System of tension rods/cables installed during construction used to support structures below ground. E.g.: basement walls.

Habitable	Any structure constructed or that can be readily converted to be suitable or fit to live in.
Height clearance	Height of structure above finished ground level required to allow for unobstructed access to a gravity sewer.
Implied easement	An easement is implied by Section 148 of the Water Act, which states that no structure can be built, or any filling placed, within one metre laterally of any works of the Corporation without permission from the Corporation. An implied easement is enforced where there is no easement registered on the property title.
Invert Level	Lowest point (bottom) of the pipe.
Maintenance shaft	A structure that allows equipment access but not human entry to a sewer.
Manhole	A structure that allows human and equipment access to a sewer by authorised personnel.
Non-Structural Infill Slab	Concrete slab which if cut and removed will not compromise the structural integrity of the structure.
Pressure sewer system	A complete system where wastewater is conveyed under pressure generated by pumping units located on each property to a sewage treatment facility or other sewerage system.
Property connection sewer	A short sewer connecting the main sewer and the customer sanitary drain. It includes a junction on the main sewer, a property connection fitting, in some cases a vertical riser and sufficient straight pipes to ensure the property connection fitting is within the lot to be serviced.
Relocatable structure	Any structure designed or capable of being removed or relocated.
Sewer mains	A pipeline and related infrastructure used to convey wastewater. This includes a gravity sewer, a sewer rising main and a pressure sewer system.
Sewer rising mains	A pipeline, usually buried, designed to carry wastewater under pressure.
Structure	Any permanent structure or relocatable structure in the nature of building or physical works, including, but not limited to, a residential building, non-residential building, garages, outbuildings, sheds, pergolas, verandas, decking, pools and spas, fencing, retaining walls, driveways and footpaths, tennis courts, posts, footings and water tanks.
Surface assets	Any asset designed to provide human access and/or for maintenance/operational equipment. E.g.: a maintenance shaft or manhole.
Unapproved works	The conduct of works (as defined in these guidelines) without Buildover Consent.
Vent shafts	A conduit used for ventilation of the sewerage system.
Wastewater	Sewage, trade waste and/or any other wastewater conveyed through a sewer.
Water main	A pipeline including all fittings designed to transfer potable or recycled water.
Works	Any structure, the placement of any fill or the removal of any soil, rock or other matter that supports, protects or covers any Coliban Water asset within the control zone as defined in these guidelines.

10. Additional information

- An application form and details may be obtained from Coliban Water website, www.coliban.com.au
- A standard fee is applicable to process the Buildover application.
- Refunds will only be given for declined applications where the works are not described in these guidelines.
- If further investigation involving a CCTV inspection is required to assess the condition of the asset, the customer will bear 100 per cent of the cost for pre and post works investigations.
- All other investigations (e.g. surveys) will be completed at the customer's expense.
- If asset protection works are necessary, Coliban Water will provide specific conditions to be met. The applicant/property owner will be responsible for any costs associated with the required protection works.
- For consideration to relocate neighbouring property connection sewers, the applicant must provide written consent from the neighbouring property owner.
- Declined applicants will receive a letter outlining the reasons for the declined application.
- A Buildover Consent is valid for 12 months from the date of issue. The Buildover Consent will expire if the approved work has not commenced in that time and a new application is required.
- The design of structures within the vicinity of sewer assets must take soil conditions into consideration. E.g.: disturbed soil.
- Sewer mains are measured by internal diameter.
- Depth of sewer and water mains are measured from underside of the asset level.
- Demountable sheds less than 9.0 m², water tanks less than 20,000 litres, posts and wire fences, pool fences, wooden retaining walls less than 400mm in height, eaves, balconies and over hangings do not require a condition assessment or asset protection works.
- A class 10 non-habitable structure with Buildover Consent must not be converted into a class 1-4 structure.
- Any structure supporting a different building class will be treated at the higher risk category unless specified otherwise. E.g.: a class 5-9 shop with a class 1-4 on top will be assessed as a class 1-4 structure.
- Residential driveways, including cross overs, made of concrete or paved material above gravity sewers do not require Buildover Consent provided a minimum height clearance of 750 mm from the top of the gravity sewer is maintained.
- Residential driveways, including cross overs, made of concrete or paved material above water mains do not require Buildover Consent provided a minimum height clearance of 750 mm from the top of the water main is maintained and no vibration compaction (hand held vibration equipment excepted) is used in the construction.
- Post and wire or boundary fences (constructed from timber or metal with footings less than 450 mm) do not require a Buildover Consent.
- In-principle Buildover Consent is granted to applicants who are in the planning stage of their proposal subject to compliance with the Buildover Consent Guidelines. The recipient of an in-principle is required to re-apply for Buildover Consent when required plans and designs are available and prior to submission of an Application to Connect.

11. Buildover guidelines

11.1 Non-negotiables

Buildover consents will not be granted if:

- works are located within control zones containing water mains, sewer rising mains or gravity sewers greater than 225 mm in diameter (except for driveways and some utilities)
- works are located over a property connection sewer
- works require driven piles
- works (including structures) are located within control zone and fail to meet the guidelines set out in this document.
- Manhole/maintenance cover levels must match new surface levels. Any alteration works required must be done by Coliban Water approved contractor at the property owner/applicants expense.
- Where a structure is to be constructed boundary to boundary, suitable access (which meets OH&S guidelines) to the sewer maintenance structure must be provided to allow maintenance equipment and personnel access at all times.
- Materials must not be allowed to cover/conceal manhole/maintenance structures.

NOTE: Where the proposed structure will be within 1m of a Coliban Water asset, that asset must first be physically located and plans adjusted accordingly before construction begins.

11.2 Residential structures (Building Code, Class 1-4)

NOTE: The criteria defined may change due to topography, soil conditions and ground water table, therefore final approval is at Coliban Water's discretion.

Item	Asset	Criteria
A.	Gravity sewer of up to and including 225 mm diameter with a depth of 3 m or less	<p>Works over a gravity sewer are not permitted (Cantilevered structures considered)</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ The works to maintain a minimum horizontal clearance of 600 mm from the outside edge of the gravity sewer. Refer to Figure 2. ✓ Footings/foundations must extend 300 mm below the angle of repose to the invert level of the gravity sewer. <p>Cantilevered structures require:</p> <ul style="list-style-type: none"> ✓ Load bearing footings to maintain 1 m horizontal clearance from the outside edge of the gravity sewer. Refer to ✓ ✓ ✓ Figure 3.

		<ul style="list-style-type: none"> ✓ Minimum height clearance of 2.7 m from ground level to the base of the cantilevered structure. ✓ Footings/foundations must extend 300mm below the angle of repose to the invert level of the gravity sewer.
B	Gravity sewer of up to and including 225 mm diameter with a depth of greater than 3 m	<p>Works over a gravity sewer are not permitted</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the gravity sewer or be located outside the easement (whichever is greater). ✓ Footings/foundations must extend 300mm below the angle of repose to the invert level of the gravity sewer.
C	Decommissioned assets	Application considered.
D	Property connection sewer (servicing either neighbouring or own property)	<p>Works over a property connection sewer are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 600 mm from the outside edge of the property branch or be located outside the easement (whichever is greater). <p>NOTE:</p> <ul style="list-style-type: none"> ❖ With Coliban Water's consent, property connection sewers within the property concerned can be relocated at the customer's expense to achieve required clearances. ❖ Property connection sewers servicing neighbouring properties can be relocated at the customer's expense to achieve required clearances with Coliban Water's consent. This is subject to agreement by the neighbouring property owner(s).
E	Manhole	<p>Works over manholes are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the manhole cover surrounds. Refer to Figure 4. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ To transport personnel and equipment to the manhole, access through a non-habitable structure via a standard sized door (820 mm in width) is recommended. ❖ Manholes can only be opened by authorised personnel.
F	Maintenance shaft/end of line	<p>Works over maintenance shafts and end of lines are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 600 mm from the outside edge of the cover surrounds. ✓ Footings/foundations must extend 300mm below the angle of repose to the invert level of the gravity sewer. <p>NOTE:</p>

- ❖ Maintenance shafts/end of line can only be opened by authorised personnel.

G	Pressure sewer system / Water mains / Sewer rising mains	<p>Works over pressure sewer system (including components), water mains and sewer rising mains are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the mains, or to be outside of the easement (whichever is greater). <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Coliban Water will assess the potential impact of a failed sewer rising main, vacuum line, pressure sewer, and water main on individual developments and therefore may require clearances greater than 1 m. The applicant is required to contact Coliban Water at the design stage to obtain requirements.
H	Coliban Water easements (not currently containing a Coliban Water asset)	<p>Works within easements are not permitted.</p> <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Where an easement still exists but is no longer required for the provision of sewer/water assets, Coliban Water may approve a Buildover and consider an application to expunge or amend the easement.
I	Vent shafts	<p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the base of the vent shaft. Refer to Figure 5. ✓ Any structure opening (e.g. a window) to be a minimum of 2 m below the top of the free standing vent shaft. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Relocation of vent shafts at the customer's expense will be considered. ❖ Coliban Water will consider alternatives which achieve required ventilation.

Figure 2: Footing requirements for residential property adjacent to a gravity sewer

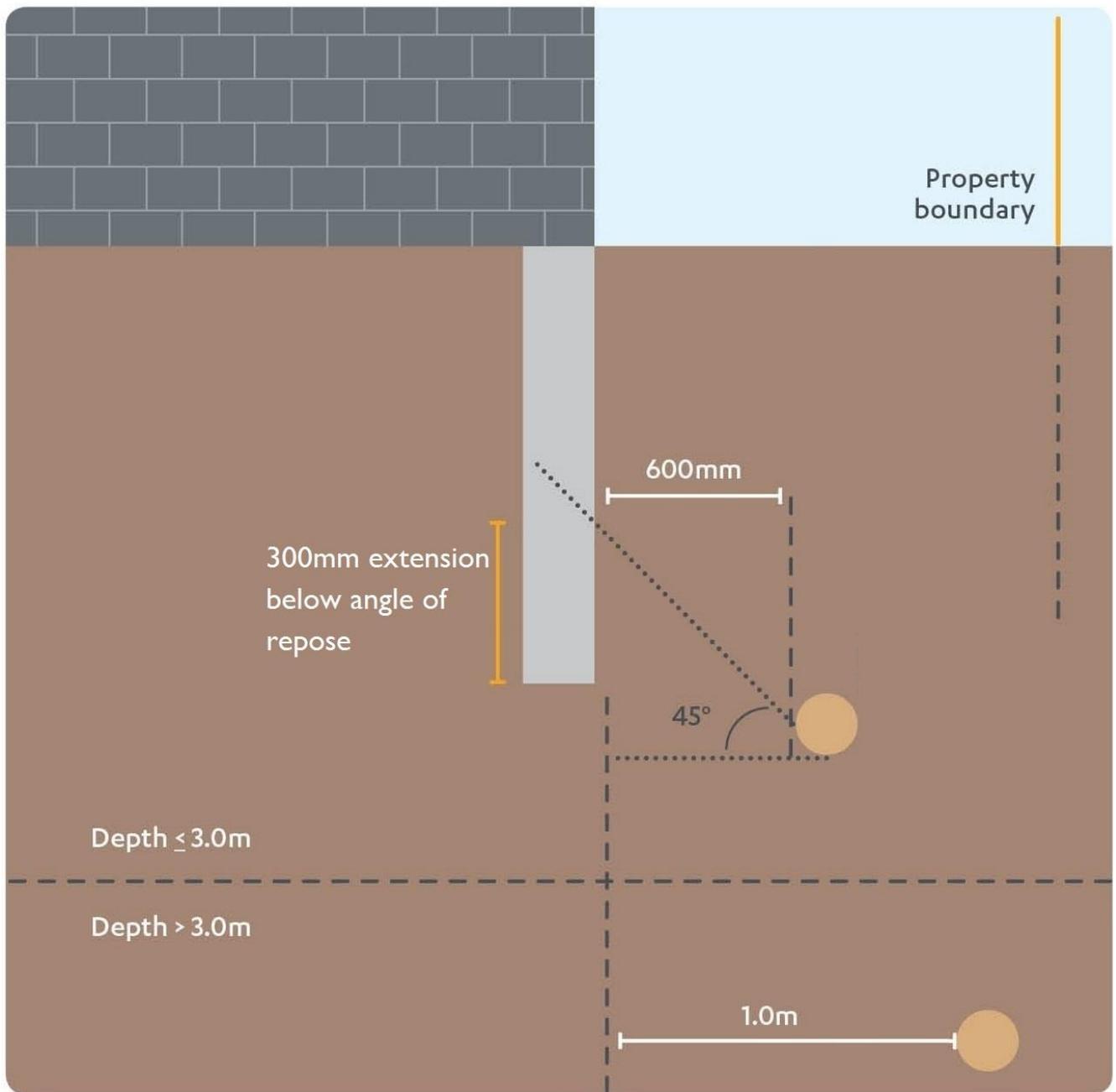


Figure 3: Cantilevered habitable structure

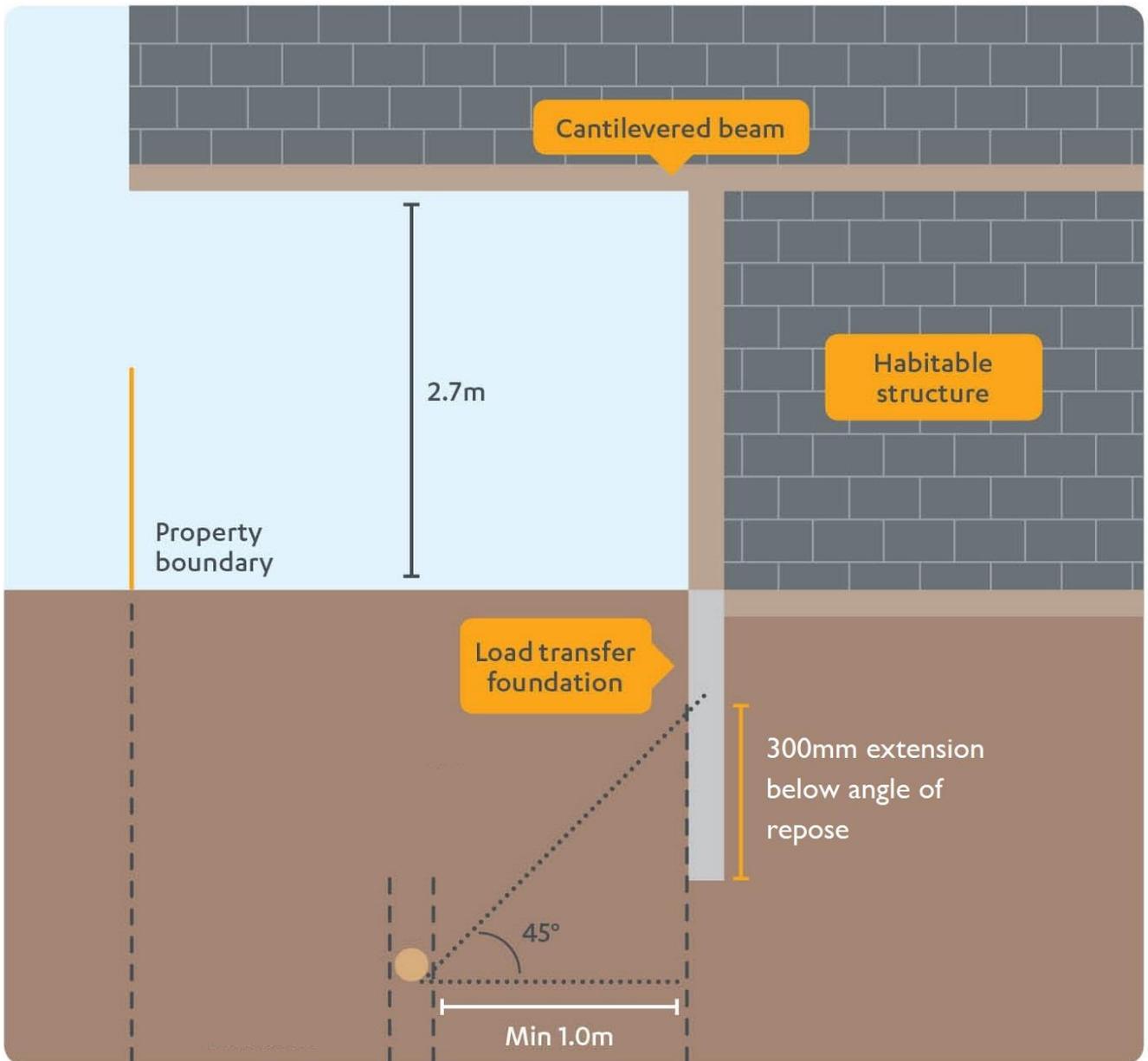


Figure 4: Control zone of manholes, maintenance shafts and end of lines

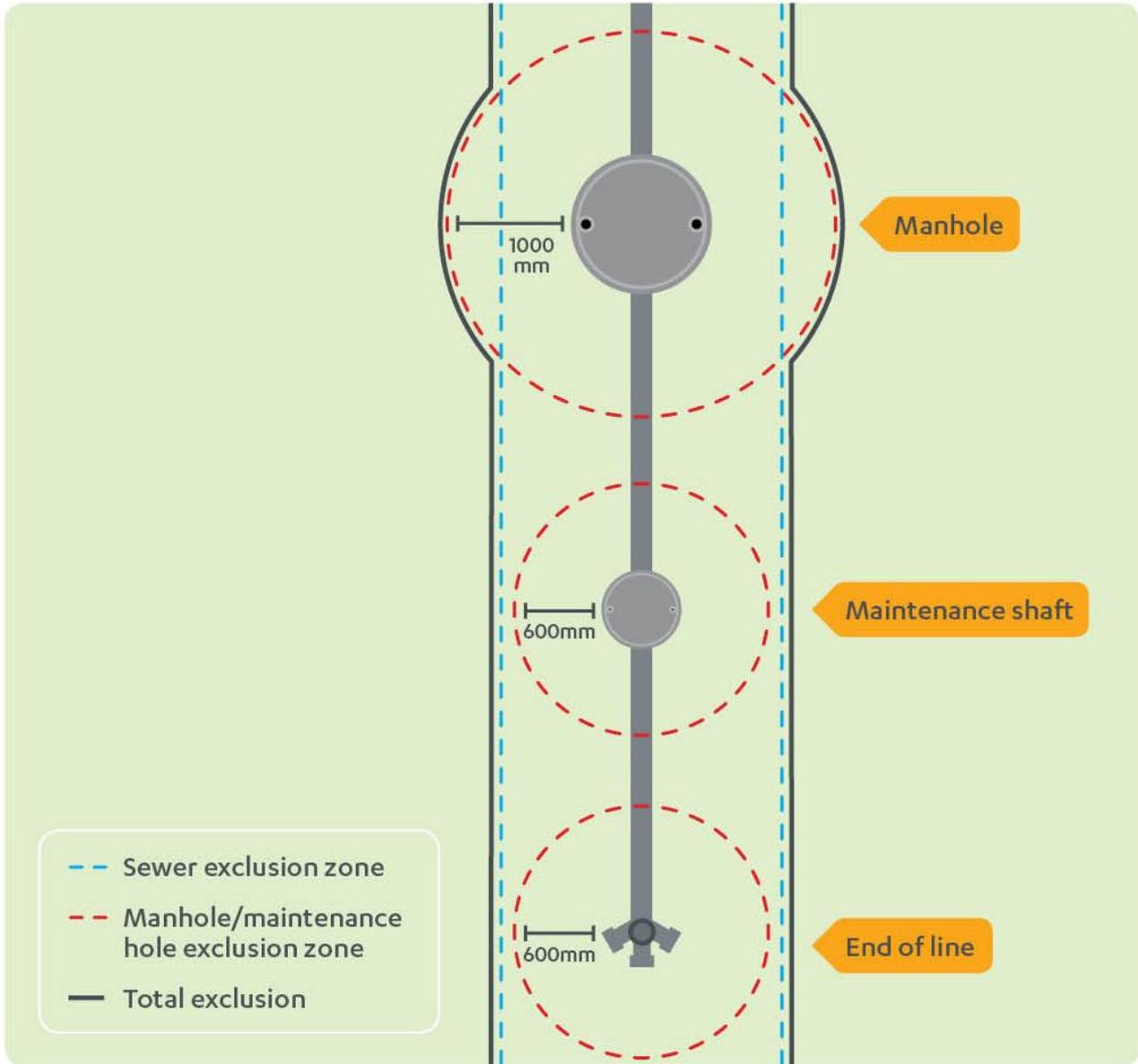
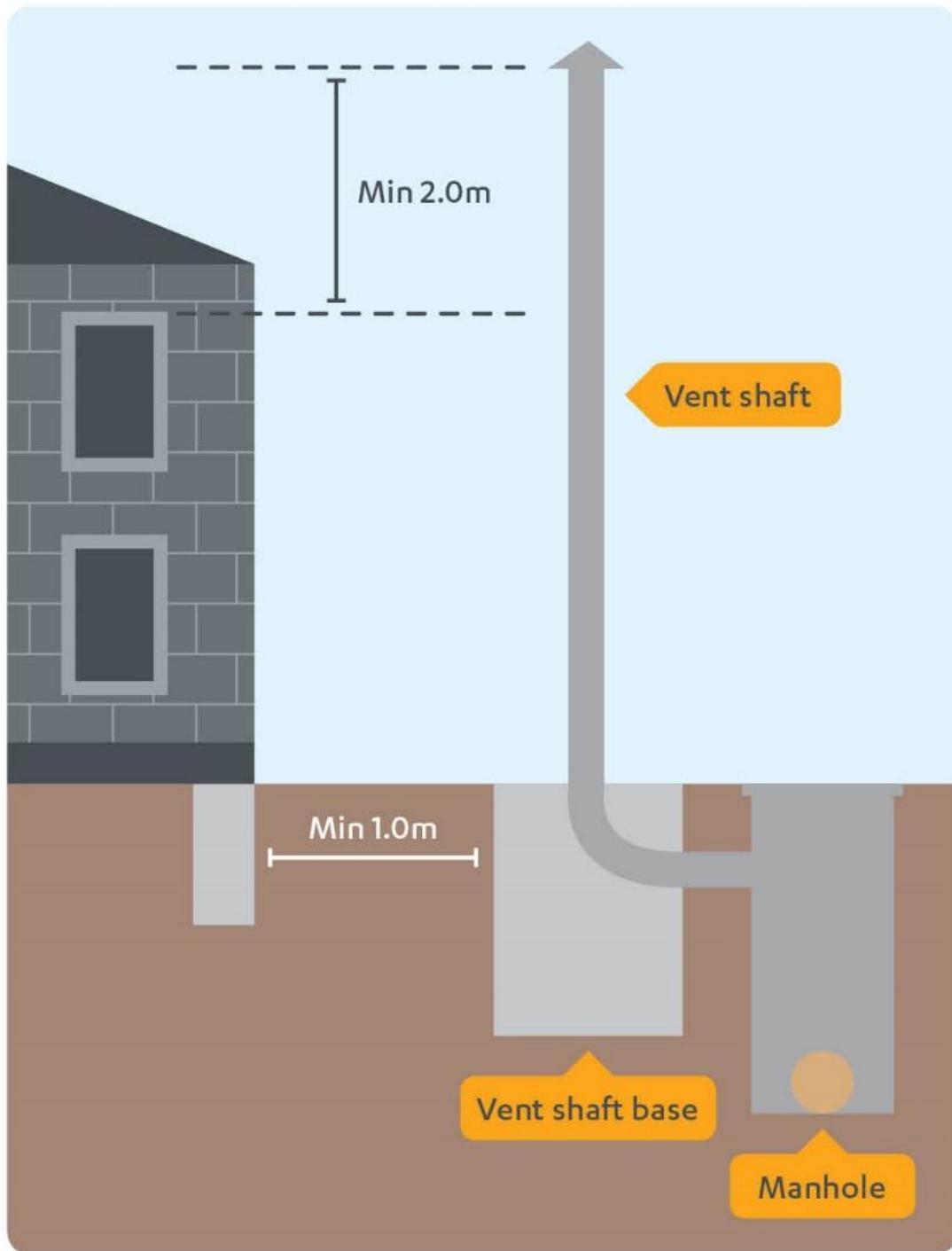


Figure 5: Free standing vent shaft



11.3 Dependent person's unit (DPU) - Managed by Government Authority only

NOTE: Supporting evidence must be submitted to satisfy Coliban Water that the proposed works are to be managed by a government authority. Non-government authority dependent person's unit applications will be treated as a permanent residence. Relevant conditions will apply.

NOTE: The criteria defined may change due to topography, soil conditions and ground water table, therefore final approval is at Coliban Water's discretion.

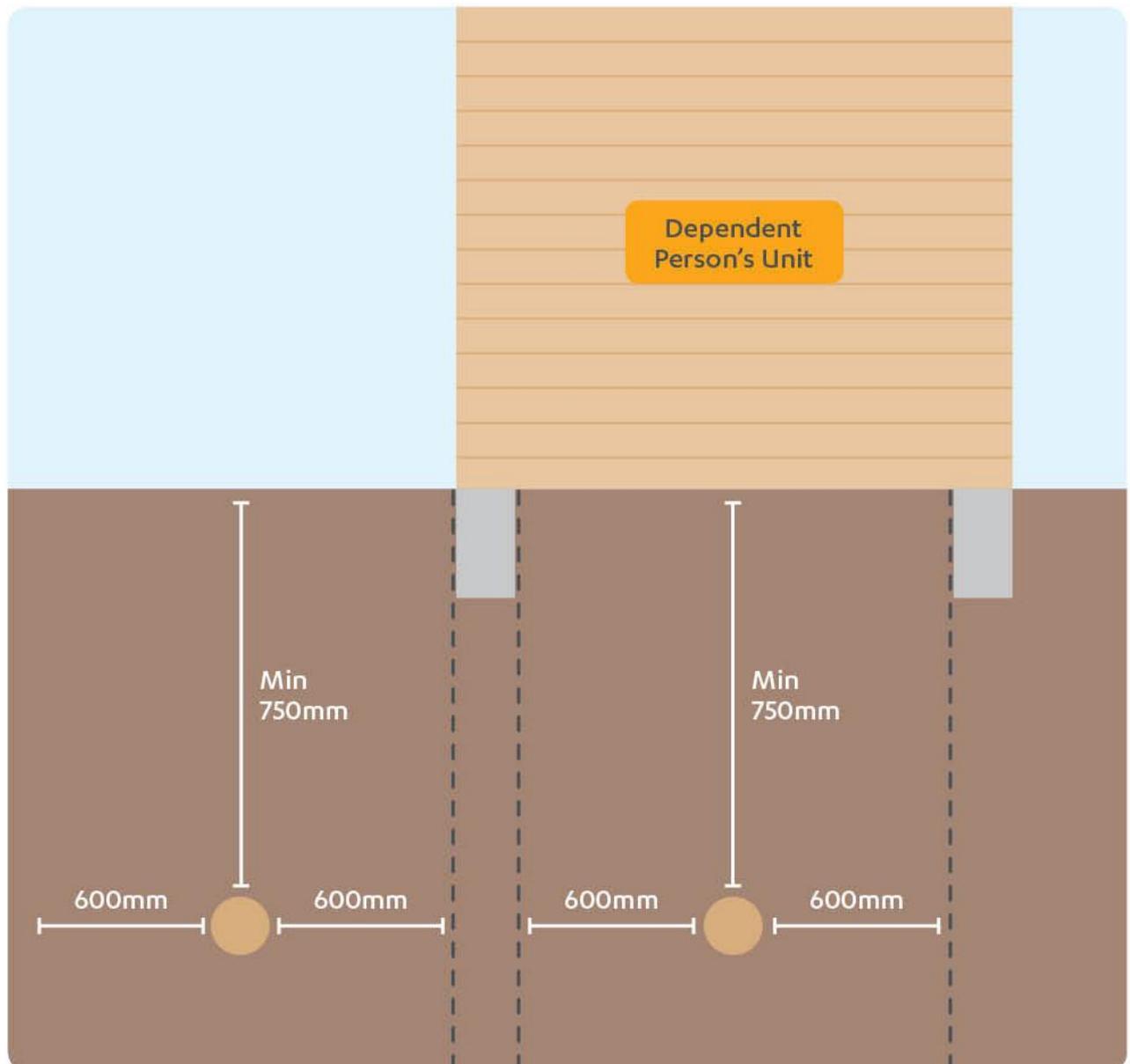
Item	Asset	Criteria
A.	Gravity sewer of up to and including 225 mm diameter with a depth of 3 m or less	<p>Works over or adjacent require:</p> <ul style="list-style-type: none"> ✓ Footings to maintain a minimum horizontal clearance of 600 mm from the outside edge of gravity sewer. Refer to Figure 6. ✓ Minimum vertical cover of 750 mm between the top of the sewer and finished surface level. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ These will be assessed on a case-by-case basis. In some circumstances the above requirements may be varied and further conditions applied.
B	Gravity sewer of up to and including 225 mm diameter with a depth of greater than 3 m	<p>Works over a gravity sewer are not permitted.</p> <p>Works adjacent to gravity sewer require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the gravity sewer or be located outside the easement (whichever is greater). <p>NOTE:</p> <ul style="list-style-type: none"> ❖ These will be assessed on a case-by-case basis. In some circumstances the above requirements may be varied and further conditions applied.
C	Decommissioned assets	Application considered.
D	Property connection sewer (servicing either neighbouring or own property)	<p>Works over a property connection sewer are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 600 mm from the outside edge of the property branch or be located outside the easement (whichever is greater). <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Property connection sewers within the property concerned can be relocated at customer's expense to achieve required clearances with Coliban Water's consent. ❖ Property connection sewers servicing neighbouring properties can be relocated at customer's expense to achieve required clearances with Coliban Water's consent. This is subject to agreement by the neighbouring property owner(s).

E	Manhole	<p>Works over manholes are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the manhole cover surrounds. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ In order to transport personnel and equipment to the manhole, access through a non-habitable structure via a standard sized door (820 mm in width) is required. ❖ Manholes can only be opened by authorised personnel.
F	Maintenance shaft/end of line	<p>Works over maintenance shafts and end of line are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 600 mm from the outside edge of the cover surrounds. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Maintenance shafts/end of line can only be opened by authorised personnel.
G	Pressure sewer system / Water mains / Sewer rising mains	<p>Works over pressure sewer system (including components), water mains and sewer rising mains are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the mains, or to be outside of the easement (whichever is greater). <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Coliban Water will assess the potential impact of a failed sewer rising main, vacuum line, pressure sewer, and water main on individual developments and therefore may require clearances greater than 1 m. The applicant is required to contact Coliban Water at the design stage to obtain requirements.
H	Coliban Water easements (not currently containing a Coliban Water asset)	<p>Works within easements are not permitted.</p> <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Where an easement still exists but is no longer required for the provision of sewer/water assets, Coliban Water may approve a Buildover and consider an application to expunge or amend the easement.
I	Vent shafts	<p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the base of the vent shaft. Refer to Figure 5. ✓ Any structure opening (e.g. a window) to be a minimum of 2 m below the top of the free standing vent shaft.

NOTE:

- ❖ Relocation of vent shafts at the customer's expense will be considered.
- ❖ Coliban Water will consider alternatives that achieve required ventilation.

Figure 6: Dependent Persons Unit (DPU) traversing and adjacent to gravity sewer



11.4 Commercial structures (including industrial, commercial, public and sporting buildings): Class 5-9

(commercial structures for use in agriculture see note below)

NOTE: The criteria defined may change due to topography, soil conditions and ground water table, therefore final approval is at Coliban Water’s discretion.

NOTE: Any structure that combines classes of buildings will be treated as the higher risk category (e.g. a class 5-9 shop with a class 1-4 unit on top will be assessed as a class 1-4 structure).

NOTE: Commercial structures for use in agriculture will be assessed on a case-by-case basis.

Item	Asset	Criteria
A.	Gravity sewer of up to and including 225 mm diameter with a depth of 3 m or less	<p>Works over gravity sewer require:</p> <ul style="list-style-type: none"> ✓ Concrete floor above control zone to be made of non-structural infill slab. ✓ Footings/foundations to maintain a minimum horizontal clearance of 1 m from the outside edge of the gravity sewer. Refer to Figure 7. ✓ Footings/foundations must extend 300 mm below the angle of repose to the invert level of the gravity sewer. ✓ Minimum vertical cover of 750 mm between the top of the sewer and finished surface level. ✓ Engineering reports certifying structures will not compromise Coliban Water assets. ✓ No permanent plumbing fixtures or house sewer drains to be located within the control zone. ✓ Minimum internal height clearance of 2.7 m over the easement and access route. ✓ 2 m wide trafficable access route to easement. <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the gravity sewer. Refer to Figure 8. ✓ Footings/foundations must extend 300 mm below the angle of repose to the invert level of the gravity sewer. ✓ Engineering reports certifying structures will not compromise Coliban Water assets. ✓ No permanent plumbing fixtures or house sewer drains to be located within the control zone. ✓ Minimum internal height clearance of 2.7 m over the easement and access route. ✓ 2 m wide trafficable access route to easement.

<p>B Gravity sewer of up to and including 225 mm diameter with a depth of greater than 3 m</p>	<p>Works over gravity sewer are not permitted.</p> <p>Works adjacent to gravity sewer require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the gravity sewer or be located outside the easement (whichever is greater). ✓ Footings/foundations must extend 300 mm below the angle of repose to the invert level of the gravity sewer.
<p>C Decommissioned assets</p>	<p>Application considered.</p>
<p>D Property connection sewer (servicing either neighbouring or own property)</p>	<p>Works over a property connection sewer are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the property branch or be located outside the easement (whichever is greater). <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Property connection sewers servicing the property concerned can be relocated at customer's expense to achieve required clearances with Coliban Water's consent. ❖ Property connection sewers servicing neighbouring properties can also be relocated at applicant's expense to achieve required clearances with Coliban Water's consent subject to agreement by the neighbouring property owner(s).
<p>E Manhole</p>	<p>Works over manholes are not permitted.</p> <p>Works adjacent are required:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the manhole cover surrounds. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ In order to transport personnel and equipment to the manhole, access through a non-habitable structure via a standard sized door (820 mm in width) is recommended. ❖ Manholes can only be opened by authorised personnel.

<p>F Maintenance shaft/end of line</p>	<p>Works over maintenance shafts and end of lines are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 600 mm from the outside edge of the cover surrounds. ✓ Footings/foundations must extend 300 mm below the angle of repose to the invert level of the gravity sewer. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Maintenance shafts/end of line can only be opened by authorised personnel.
<p>G Pressure sewer system / Water mains / Sewer rising mains</p>	<p>Works over pressure sewer system (including components), water mains and sewer rising mains are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the mains, or to be outside of the easement (whichever is greater). <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Coliban Water will assess the potential impact of a failed sewer rising main, vacuum line, pressure sewer, and water main on individual developments and therefore may require clearances greater than 1 m. The applicant is required to contact Coliban Water at the design stage to obtain requirements.
<p>H Coliban Water easements</p> <p>(not currently containing a Coliban Water asset)</p>	<p>Works within easements are not permitted.</p> <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Where an easement still exists but is no longer required for the provision of sewer/water assets, Coliban Water may approve a Buildover and consider an application to expunge or amend the easement.
<p>I Vent shafts</p>	<p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the base of the vent shaft. Refer to Figure 5. ✓ Any structure opening (e.g. window) to be a minimum of 2 m below the top of the free standing vent shaft. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Relocation of a vent shafts at the customer's expense will be considered. Coliban Water will consider alternatives, which achieve required ventilation.

Figure 7: Footing requirements for commercial property above gravity sewer

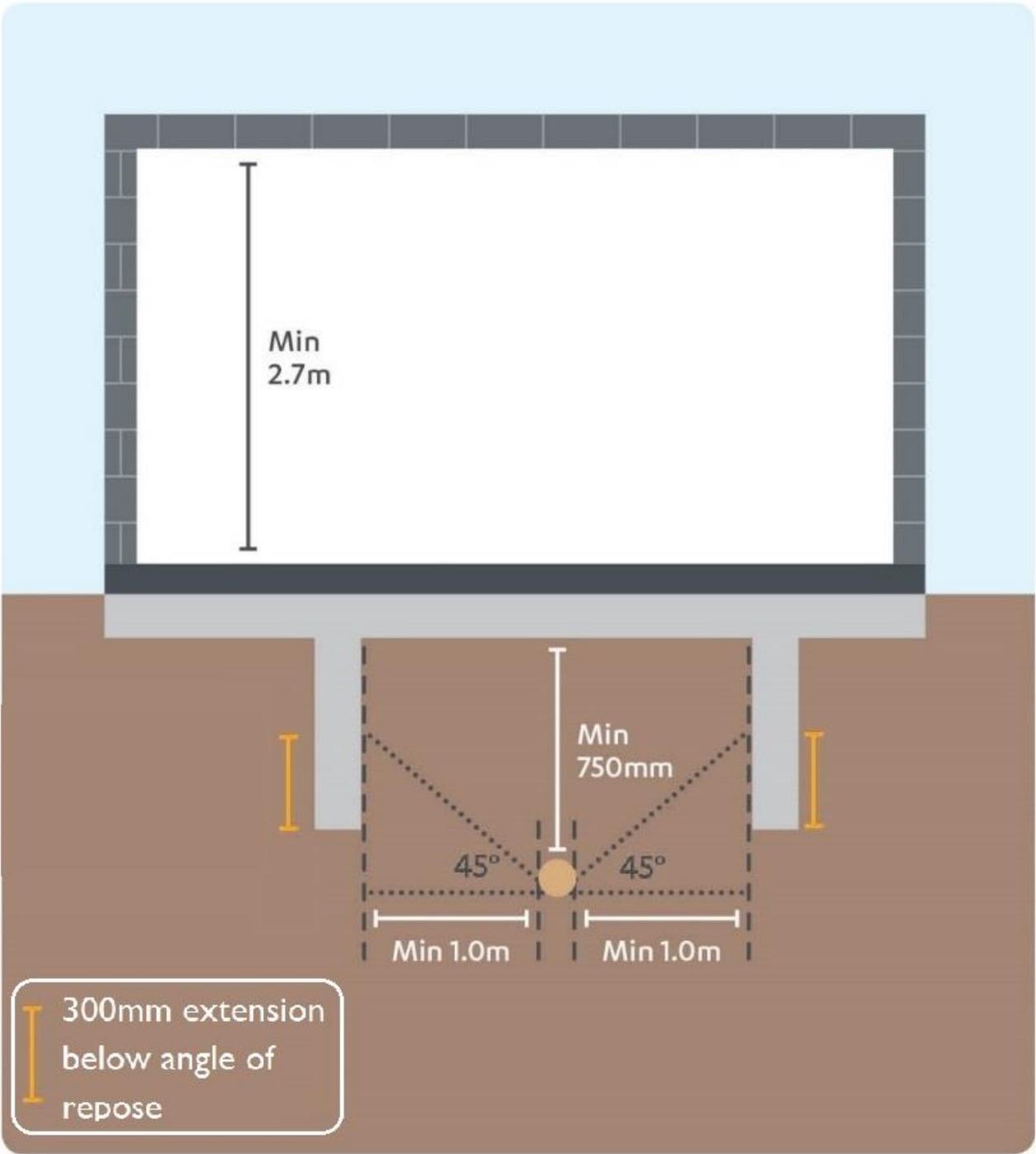
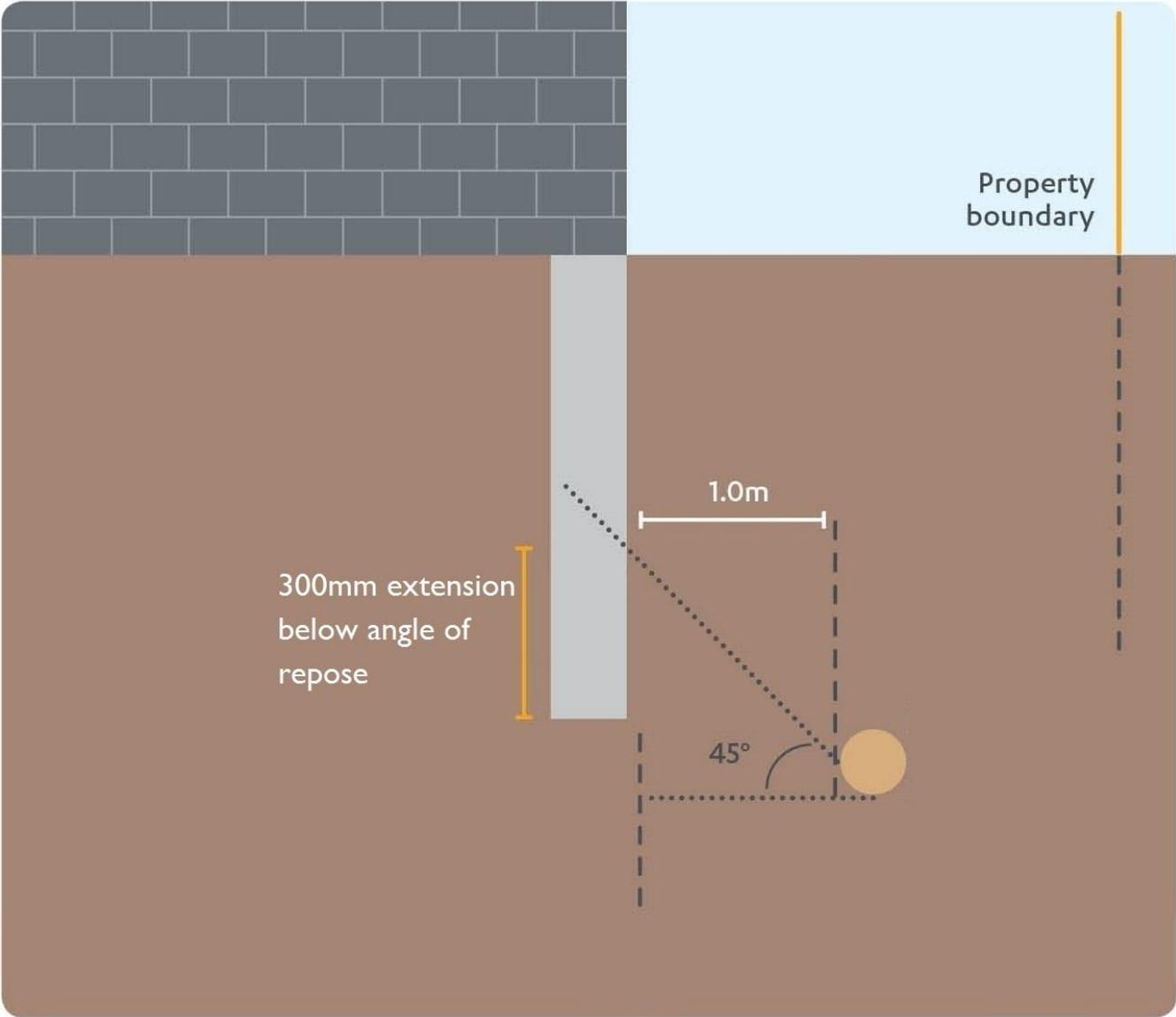


Figure 8: Footing requirements for commercial property adjacent gravity sewer



11.5 Garages, sheds and carports (including pergolas, verandas, gazebos, sails and decking): Class 10A

NOTE: The criteria defined may change due to topography, soil conditions and ground water table, therefore final approval is at Coliban Water's discretion.

Item	Asset	Criteria
A.	Gravity sewer of up to and including 225 mm diameter with a depth of 3 m or less	<p>Works over a gravity sewer require:</p> <ul style="list-style-type: none"> ✓ Any concrete floor above control zone must be made of non-structural infill slab so that the integrity of the structure would not be affected if its removal were required. ✓ Footings/foundations to maintain a minimum horizontal clearance of 600 mm from the outside edge of the gravity sewer. Refer to Figure 9 and Figure 10. ✓ Footings/foundations of non-demountable structures must extend 300 mm below the angle of repose to the invert level of the gravity sewer. ✓ Works supporting a higher building class must maintain an internal height clearance of 2.7 m. Refer to Figure 11. ✓ Works not meeting internal height clearance of 2.7 m to be structurally independent of adjacent structures. Refer to Figure 12. ✓ Access route to easement to maintain 2.7 m height and 2 m width clearance. <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 600 mm from the outside edge of the gravity sewer. Refer to Figure 13. ✓ Footings/foundations must extend 300 mm below the angle of repose to the invert level of the gravity sewer. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ If access to Coliban Water assets is required and there are structures in the control zone blocking access, they will be removed at a cost to customer. ❖ No permanent plumbing fixtures or house sewer drains are to be located within the control zone.
B	Gravity sewer of up to and including 225 mm diameter with a depth of greater than 3 m	<p>Only demountable sheds smaller than 9 m² are permitted over a gravity sewer deeper than 3 m</p> <p>All other works require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the gravity sewer or be located outside the easement (whichever is greater).
C	Decommissioned assets	Application considered.

D	Property connection sewer (servicing either neighbouring or own property)	<p>Works over a property connection sewer are not permitted.</p> <ul style="list-style-type: none"> ✓ Contact Coliban Water to discuss specific requirements if planning to construct an open structure such as a carport. <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 600 mm from the outside edge of the property branch or be located outside the easement (whichever is greater). <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Property connection sewers within the property concerned can be relocated at customer's expense to achieve required clearances with Coliban Water consent. ❖ Property connection sewers servicing neighbouring properties can be relocated at customer's expense to achieve required clearances with Coliban Water's consent. This is subject to agreement by the neighbouring property owner(s).
E	Manhole	<p>Works over manholes are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the manhole cover surrounds. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ In order to transport personnel and equipment to the manhole, access through a non-habitable structure via a standard sized door (820 mm in width) is recommended. ❖ Manholes can only be opened by authorised personnel.
F	Maintenance shaft/end of line	<p>Works over maintenance shafts and end of lines are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 600 mm from the outside edge of the cover surrounds. ✓ Footings/foundations must extend 300 mm below the angle of repose to the invert level of the gravity sewer. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Maintenance shafts/end of line can only be opened by authorised personnel.
G	Pressure sewer system / Water mains / Sewer rising mains	<p>Works over pressure sewer system (including components), water mains and sewer rising mains are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the mains, or to be outside of the easement (whichever is greater). <p>NOTE:</p>

- ❖ Coliban Water will assess the potential impact of a failed sewer rising main, vacuum line, pressure sewer, and water main on individual developments and therefore may require clearances greater than 1 m. The applicant is required to contact Coliban Water at the design stage to obtain requirements.

H Coliban Water easements

(not currently containing a Coliban Water asset)

Works within easements are not permitted.

NOTE:

- ❖ Where an easement still exists but is no longer required for the provision of sewer/water assets, Coliban Water may approve a Buildover and consider an application to expunge or amend the easement.

I Vent shafts

Works **adjacent** require:

- ✓ A minimum horizontal clearance of 1 m from the **outside edge** of the base of the vent shaft.
- ✓ Any structure opening (e.g. window) to be a minimum of 2 m below the top of the free standing vent shaft.

NOTE:

- ❖ Relocation of vent shafts at the customer's expense will be considered. Coliban Water will consider alternatives that achieve required ventilation.

Figure 9: Shed: Demountable light weight structure

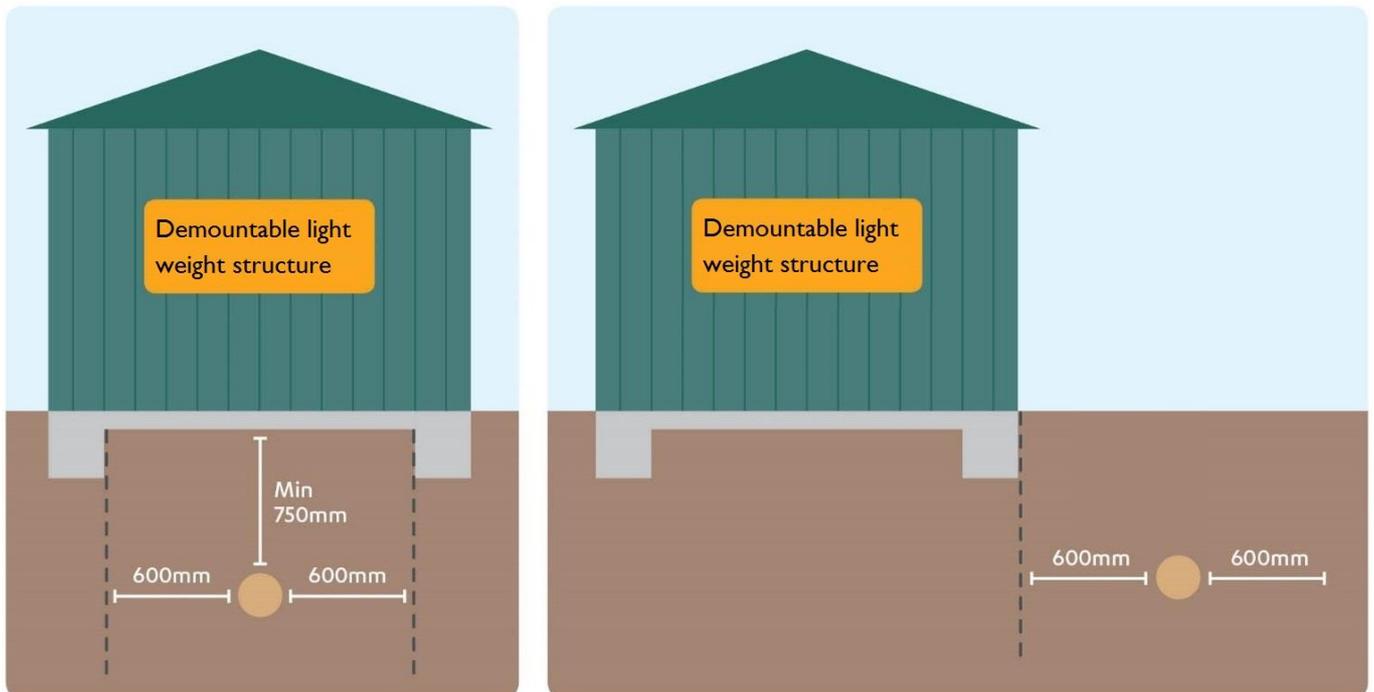


Figure 10: Decking over sewer

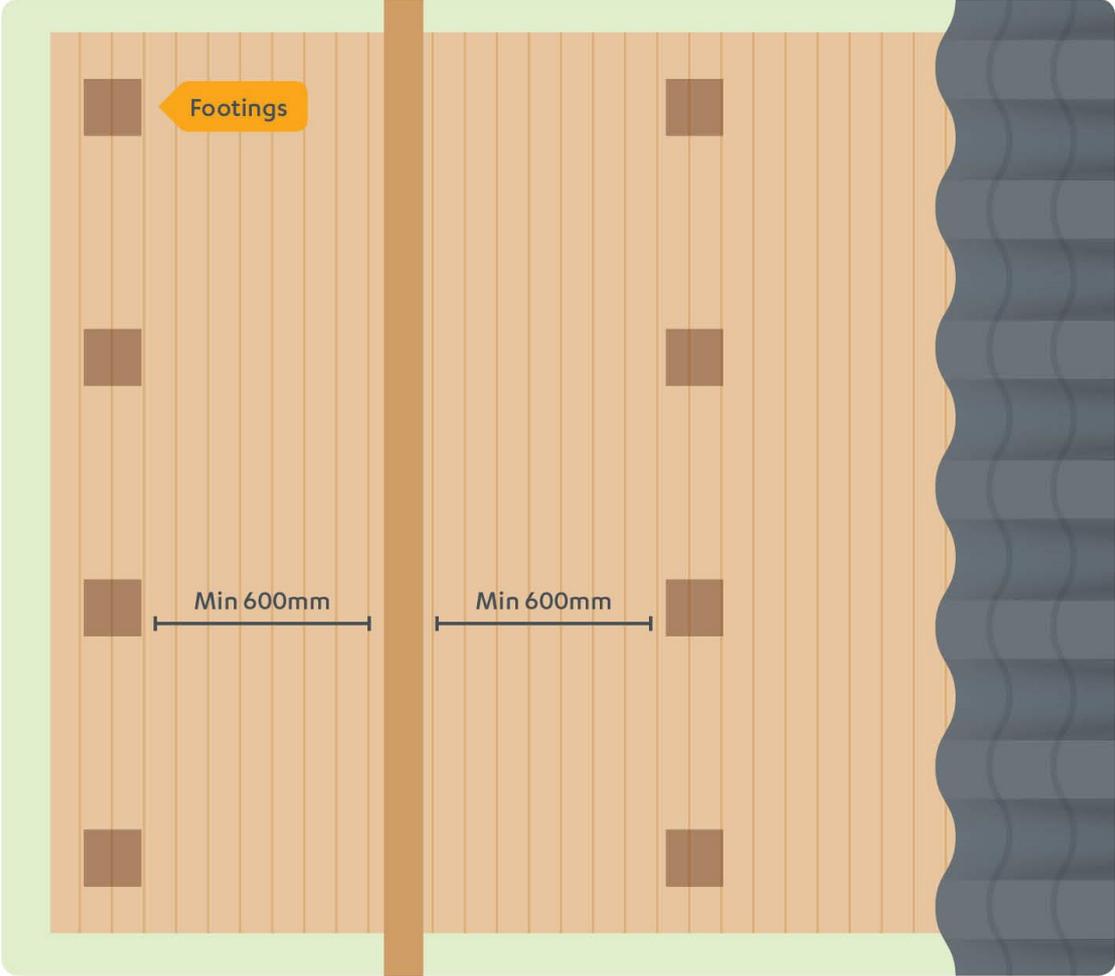


Figure 11: Garage over gravity sewer supporting a habitable structure

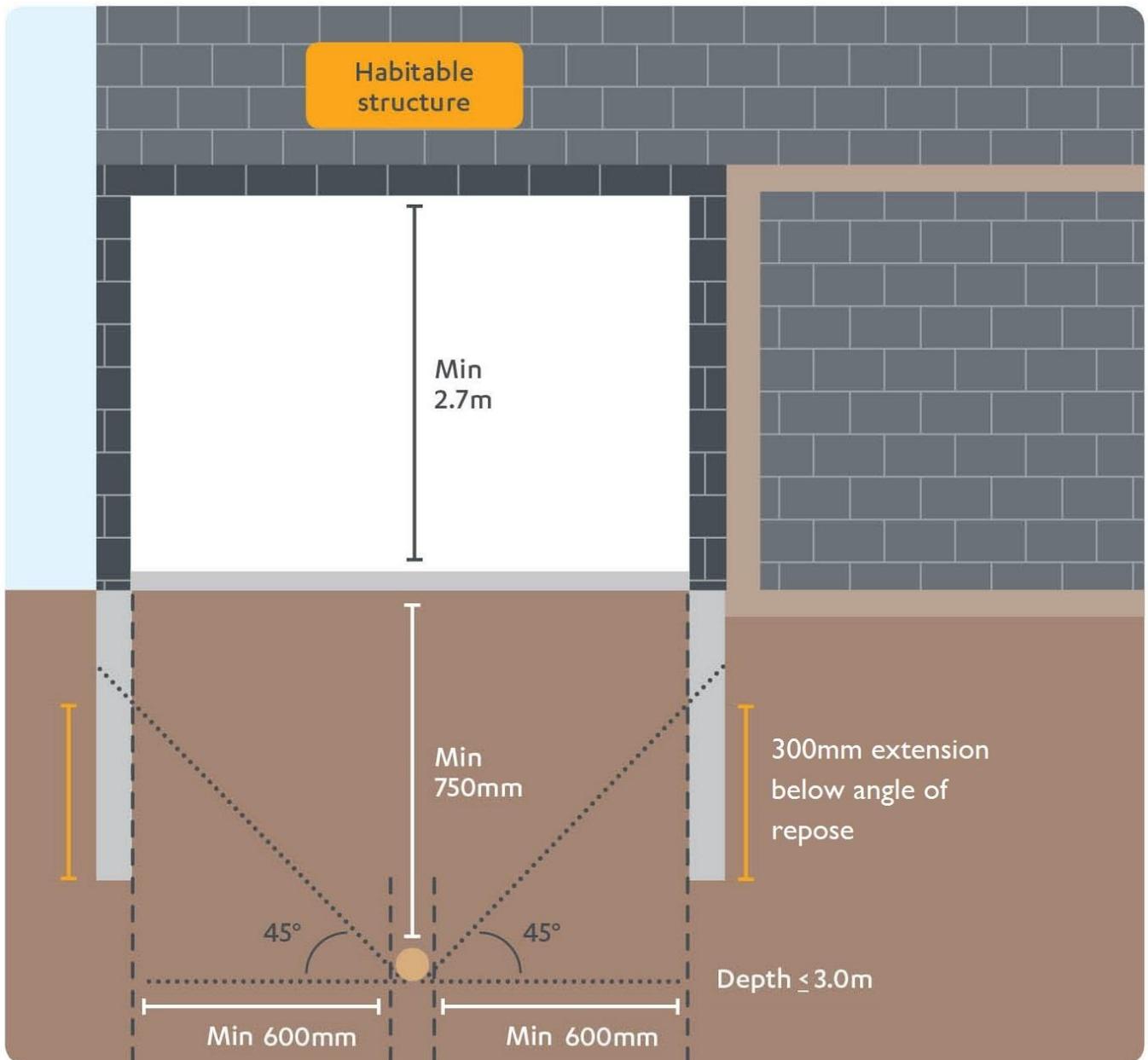


Figure 12: Garage with height clearance less than 2.7 m and over gravity sewer

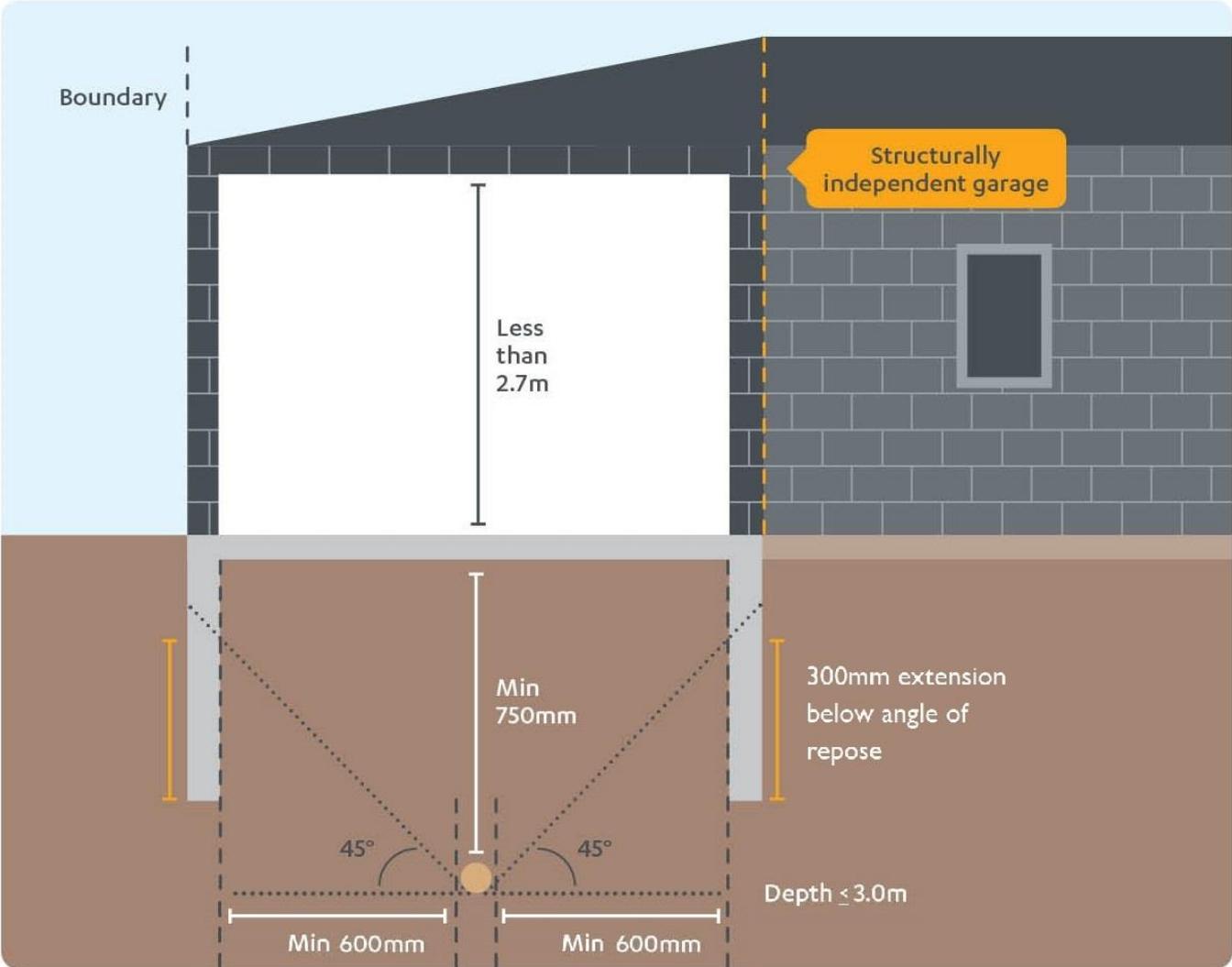
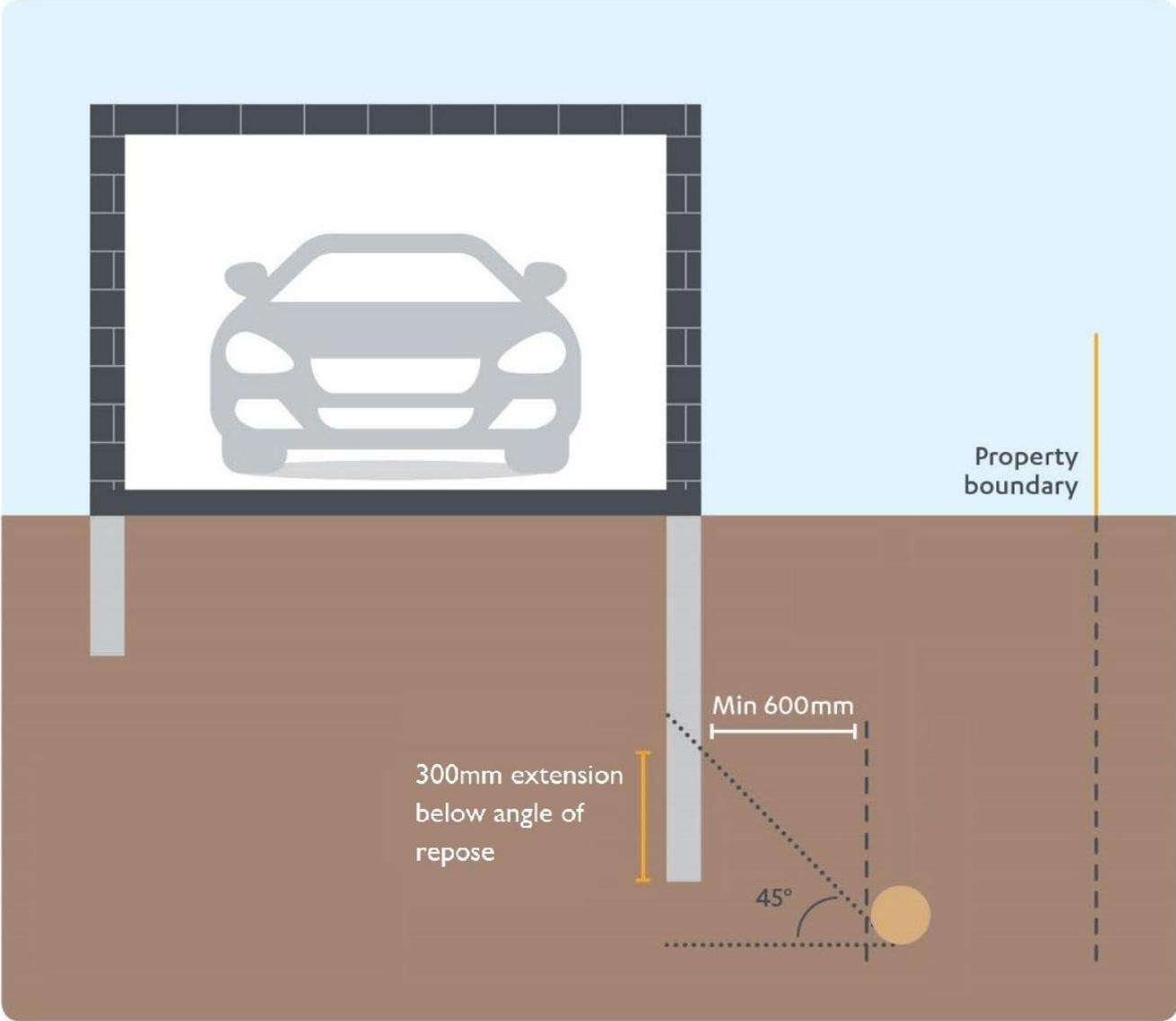


Figure 13: Garage adjacent gravity sewer



11.6 Swimming pools, spas and saunas

NOTE: The criteria defined may change due to topography, soil conditions and ground water table, therefore final approval is at Coliban Water's discretion.

Item	Asset	Criteria
A.	Gravity sewer of up to and including 225 mm diameter with a depth of 3 m or less	<p>Above ground demountable pools, spas and saunas only.</p> <p>Works over a gravity sewer require:</p> <ul style="list-style-type: none"> ✓ Any footings/foundations will require a minimum horizontal clearance of 600 mm from the outside edge of the gravity sewer. ✓ Footings/foundations must extend 300 mm below the angle of repose to the invert level of the gravity sewer. ✓ A minimum vertical cover of 750mm between the top of the gravity sewer and bottom of the structure. Refer to Figure 14. ✓ Engineering reports certifying structures will not compromise Coliban Water assets. ✓ Pool piping, pump and filtration equipment must be located outside control zone. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ The property owner is responsible for the dismantling and relocating of the structure. <p>Below ground pools and spas over a gravity sewer are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ The structure to maintain a minimum horizontal clearance of 600 mm from the outside edge of the gravity sewer. ✓ Availability of 600 mm horizontal clearance from either side of the sewer within the property concerned. ✓ Footings/foundations must extend 300 mm below the angle of repose to the invert level of the gravity sewer.
B	Gravity sewer of up to and including 225 mm diameter with a depth of greater than 3 m	<p>Works over a gravity sewer are not permitted.</p> <p>Works adjacent to a gravity sewer require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the gravity sewer or be located outside the easement (whichever is greater).
C	Decommissioned assets	Application considered
D	Property connection sewer (servicing either neighbouring or own property)	<p>Works over property a connection sewer are not permitted.</p> <p>Works adjacent require:</p>

- ✓ A minimum horizontal clearance of 600 mm from the **outside edge** of the property branch **or** be located outside the easement (**whichever is greater**).

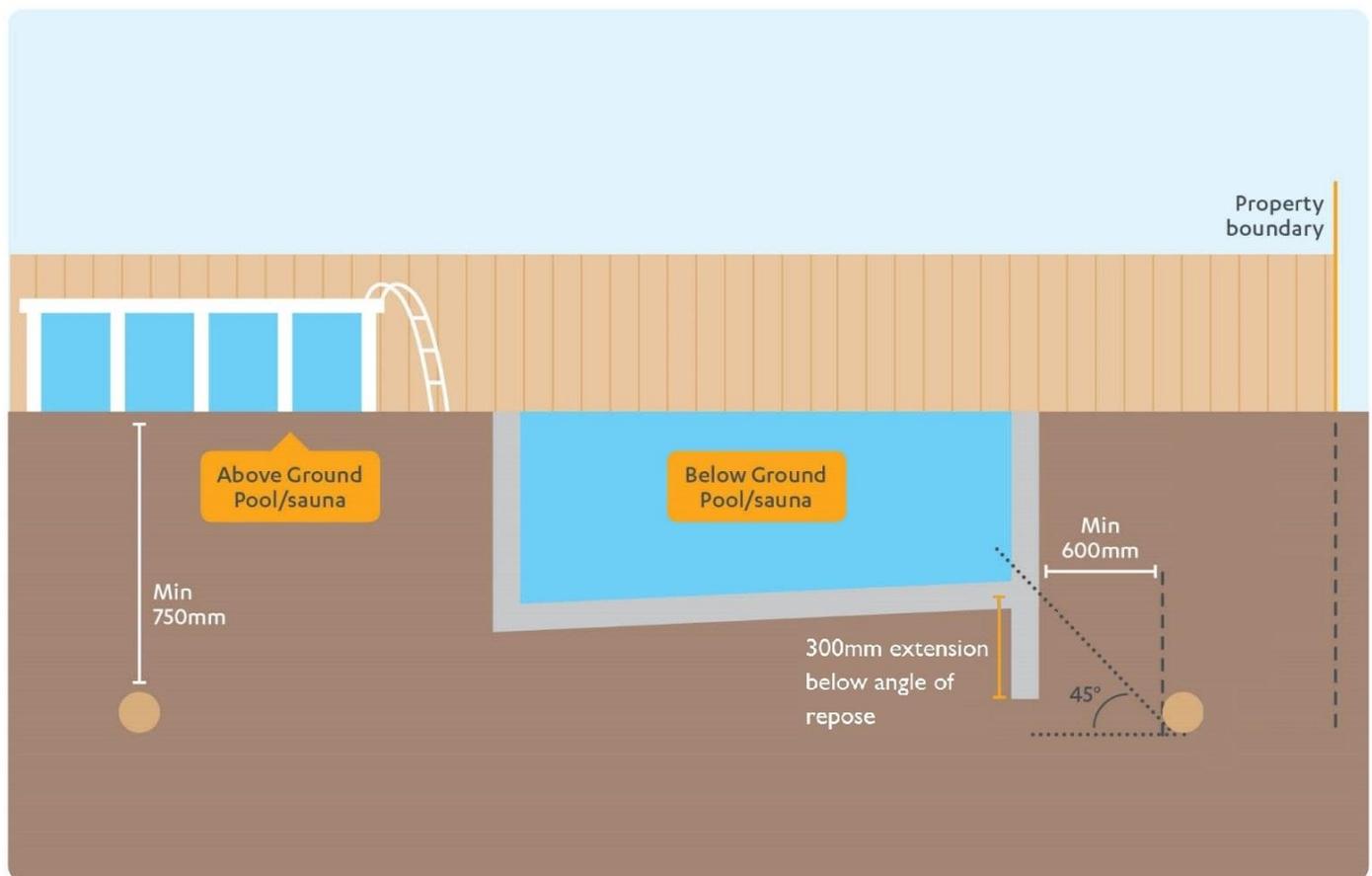
NOTE:

- ❖ Property connection sewers within the property concerned can be relocated at customer's expense to achieve required clearances with Coliban Water's consent.
- ❖ Property connection sewers servicing neighbouring properties can be relocated at customer's expense to achieve required clearances with Coliban Water's consent. This is subject to agreement by the neighbouring property owner(s).

E	Manhole	<p>Works over manholes are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the manhole cover surrounds. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ In order to transport personnel and equipment to the manhole, access through a non-habitable structure via a standard sized door (820 mm in width) is required. ❖ Manholes can only be opened by authorised personnel.
F	Maintenance shaft/end of line	<p>Works over maintenance shafts and end of lines are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 600 mm from the outside edge of the cover surrounds. ✓ Footings/foundations must extend 300 mm below the angle of repose to the invert level of the gravity sewer. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Maintenance shafts/end of line can only be opened by authorised personnel.
G	Pressure sewer system / Water mains / Sewer rising mains	<p>Works over pressure sewer system (including components), water mains and sewer rising mains are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the mains, or to be outside of the easement (whichever is greater). <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Coliban Water will assess the potential impact of a failed sewer rising main, vacuum line, pressure sewer, and water main on individual developments and therefore may require clearances greater than 1 m. The applicant is required to contact Coliban Water at the design stage to obtain requirements.

H	Coliban Water easements (not currently containing a Coliban Water asset)	<p>Works within easements are not permitted.</p> <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Where an easement still exists but is no longer required for the provision of sewer/water assets, Coliban Water may approve a Buildover and consider an application to expunge or amend the easement.
I	Vent shafts	<p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the base of the vent shaft. Refer to Figure 5. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Relocation of a vent shafts at the customer's expense will be considered. ❖ Coliban Water will consider alternatives that achieve required ventilation.

Figure 14: Swimming pools: Clearance for above/ below ground pools



11.7 Water tanks

NOTE: The criteria defined may change due to topography, soil conditions and ground water table, therefore final approval is at Coliban Water's discretion.

Item	Asset	Criteria
A.	Gravity sewer of up to and including 225 mm diameter with a depth of 3 m or less	<p>Above ground tanks over a gravity sewer require:</p> <ul style="list-style-type: none"> ✓ The tank to be relocatable without dismantling (e.g. constructed of prefabricated and lightweight material). ✓ A minimum vertical cover of 750mm between the top of the gravity sewer and bottom of the structure. Refer to Figure 15. ✓ Must be supported on the existing ground or on plain concrete only. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Tanks constructed from materials other than prefabricated and lightweight material will be considered as a commercial structure and reviewed on a case by case basis. ❖ Property owner is responsible for the relocating of the tank. <p>Below ground tanks over a gravity sewer are not permitted.</p> <p>Below ground tanks adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 600 mm from the outside edge of the gravity sewer. Refer to Figure 15. ✓ Footings/foundations must extend 300 mm below the angle of repose to the invert level of the gravity sewer.
B	Gravity sewer of up to and including 225 mm diameter with a depth of greater than 3 m	<p>Above ground tanks over a gravity sewer require:</p> <ul style="list-style-type: none"> ✓ Tank to be relocatable without dismantling (e.g. constructed of prefabricated and lightweight material). ✓ A minimum vertical cover of 750mm between the top of the gravity sewer and bottom of the structure. Refer to Figure 15. ✓ Must be supported on the existing ground or on plain concrete only. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Tanks constructed from materials other than prefabricated and lightweight material will be considered as a commercial structure and reviewed on a case by case basis. ❖ Property owner is responsible for the relocating of the tank. <p>Below ground tanks over a gravity sewer are not permitted.</p> <p>Below ground tanks adjacent to gravity sewer require:</p>

- ✓ A minimum horizontal clearance of 1 m from the **outside edge** of the gravity sewer **or** be located outside the easement (**whichever is greater**).

C	Decommissioned assets	Application considered.
D	Property connection sewer (servicing either neighbouring or own property)	<p>Works over a property connection sewer are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 600 mm from the outside edge of the property branch or be located outside the easement (whichever is greater). <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Property connection sewers within the property concerned can be relocated at customer's expense to achieve required clearances with Coliban Water's consent. ❖ Property connection sewers servicing neighbouring properties can be relocated at customer's expense to achieve required clearances with Coliban Water's consent. This is subject to agreement by the neighbouring property owner(s).
E	Manhole	<p>Works over manholes are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the manhole cover surrounds. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ In order to transport personnel and equipment to the manhole, access through a non-habitable structure via a standard sized door (820 mm in width) is required. ❖ Manholes can only be opened by authorised personnel.
F	Maintenance shaft/end of line	<p>Works over maintenance shafts and end of lines are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 600 mm from the outside edge of the cover surrounds. ✓ Footings/foundations must extend 300 mm below the angle of repose to the invert level of the gravity sewer. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Maintenance shafts/end of line can only be opened by authorised personnel.
G	Pressure sewer system / Water mains / Sewer rising mains	<p>Works over pressure sewer system (including components), water mains and sewer rising mains are not permitted.</p> <p>Works adjacent require:</p>

- ✓ A minimum horizontal clearance of 1 m from the **outside edge** of the mains, or to be outside of the easement (**whichever is greater**).

NOTE:

- ❖ Coliban Water will assess the potential impact of a failed sewer rising main, vacuum line, pressure sewer, and water main on individual developments and therefore may require clearances greater than 1 m. The applicant is required to contact Coliban Water at the design stage to obtain requirements.

H Coliban Water easements

(not currently containing a Coliban Water asset)

Works within easements are not permitted.

NOTE:

- ❖ Where an easement still exists but is no longer required for the provision of sewer/water assets, Coliban Water may approve a Buildover and consider an application to expunge or amend the easement.

I Vent shafts

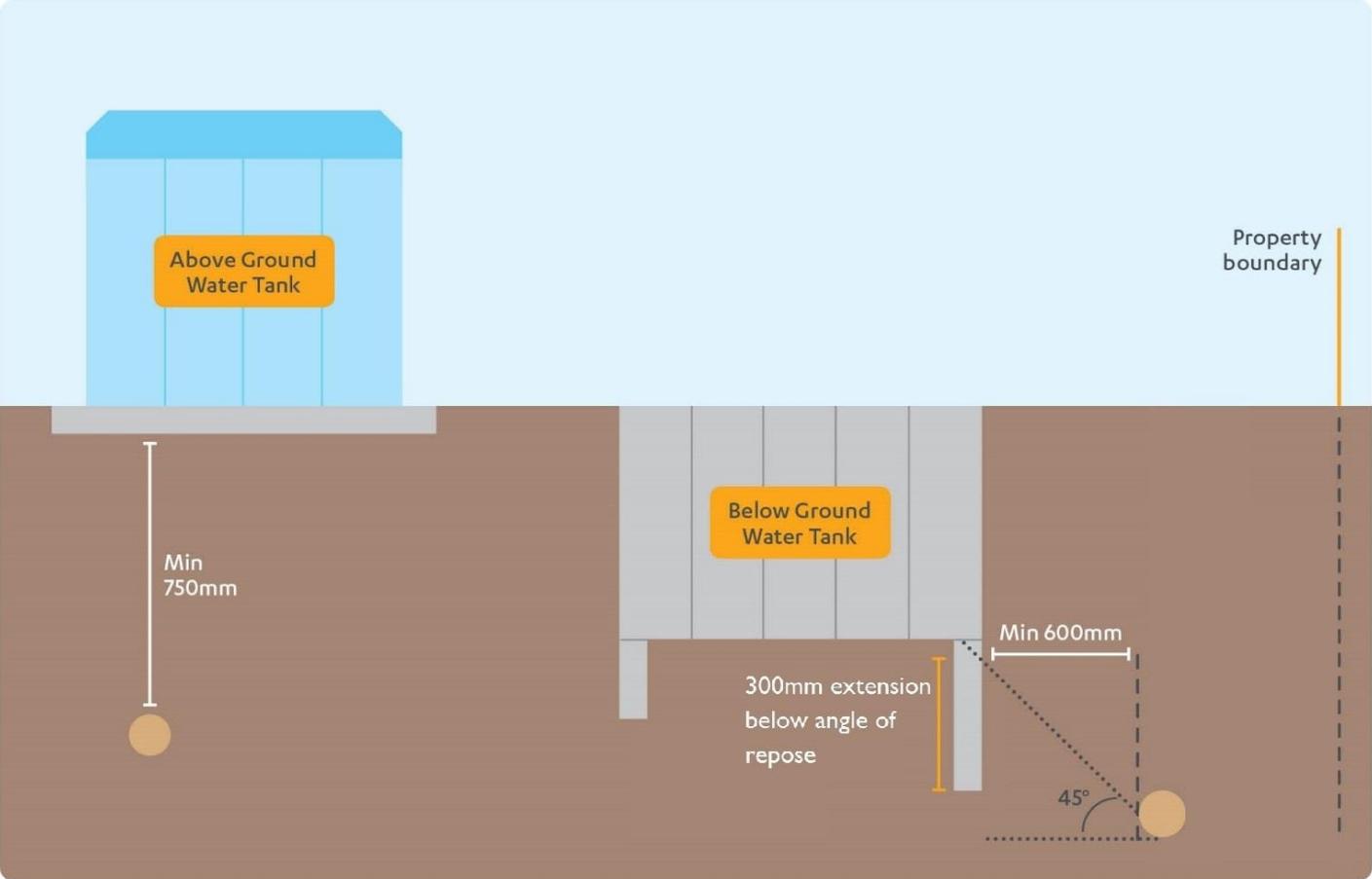
Works **adjacent** require:

- ✓ A minimum horizontal clearance of 1 m from the **outside edge** of the base of the vent shaft. Refer to Figure 5.
- ✓ Any structure opening to be a minimum of 2 m below the top of the free standing vent shaft.

NOTE:

- ❖ Relocation of a vent shafts at the customer's expense will be considered.
- ❖ Coliban Water will consider alternatives that achieve required ventilation.

Figure 15: Water tank: Above and below ground water tank



11.8 Tennis courts, lawn bowling greens and all open surfaces

NOTE: The criteria defined may change due to topography, soil conditions and ground water table, therefore final approval is at Coliban Water's discretion.

Item	Asset	Criteria
A.	Gravity sewer of up to and including 225 mm diameter with a depth of 3 m or less	<p>Works over require:</p> <ul style="list-style-type: none"> ✓ A minimum vertical cover of 750mm between the top of the gravity sewer and bottom of the surface. ✓ Footings/foundations to maintain a minimum horizontal clearance of 600 mm from the outside edge of gravity sewer.
B	Gravity sewer of up to and including 225 mm diameter with a depth of greater than 3 m	<p>Works over a gravity sewer require:</p> <ul style="list-style-type: none"> ✓ A minimum vertical cover of 750mm between the top of the gravity sewer and bottom of the surface. ✓ Footings/foundations to maintain a minimum horizontal clearance of 600 mm from the outside edge of gravity sewer. ✓ 7.5 x 7.5 m of open area across the sewer and access to manoeuvre machinery as wide as 3 m. Refer to Figure 16.
C	Decommissioned assets	Application considered.
D	Property connection sewer (servicing either neighbouring or own property)	<p>Works over a property connection sewer are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 600 mm from the outside edge of the property branch or be located outside the easement (whichever is greater). <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Property connection sewers within the property concerned can be relocated at customer's expense to achieve required clearances with Coliban Water's consent. ❖ Property connection sewers servicing neighbouring properties can be relocated at customer's expense to achieve required clearances with Coliban Water's consent. This is subject to agreement by the neighbouring property owner(s).
E	Manhole	<p>Works over manholes are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the manhole cover surrounds.

NOTE:

- ❖ In order to transport personnel and equipment to the manhole, access through a non-habitable structure via a standard sized door (820 mm in width) is required.
- ❖ Manholes can only be opened by authorised personnel.

F Maintenance shaft/end of line

Works over maintenance shafts and end of lines are not permitted.

Works adjacent require:

- ✓ A minimum horizontal clearance of 600 mm from the **outside edge** of the cover surrounds.
- ✓ Footings/foundations must extend 300 mm below the angle of repose to the invert level of the gravity sewer.

NOTE:

- ❖ Maintenance shafts/end of line can only be opened by authorised personnel.

G Pressure sewer system / Water mains / Sewer rising mains

Works over pressure sewer system (including components), water mains and sewer rising mains are not permitted.

Works **adjacent** require:

- ✓ A minimum horizontal clearance of 1 m from the **outside edge** of the mains, or to be outside of the easement (**whichever is greater**).

NOTE:

- ✓ Coliban Water will assess the potential impact of a failed sewer rising main, vacuum line, pressure sewer, and water main on individual developments and therefore may require clearances greater than 1 m. The applicant is required to contact Coliban Water at the design stage to obtain requirements.

H Coliban Water easements (not currently containing a Coliban Water asset)

Works within easements are not permitted.

NOTE:

- ❖ Where an easement still exists but is no longer required for the provision of sewer/water assets, Coliban Water may approve a Buildover and consider an application to expunge or amend the easement.

I Vent shafts

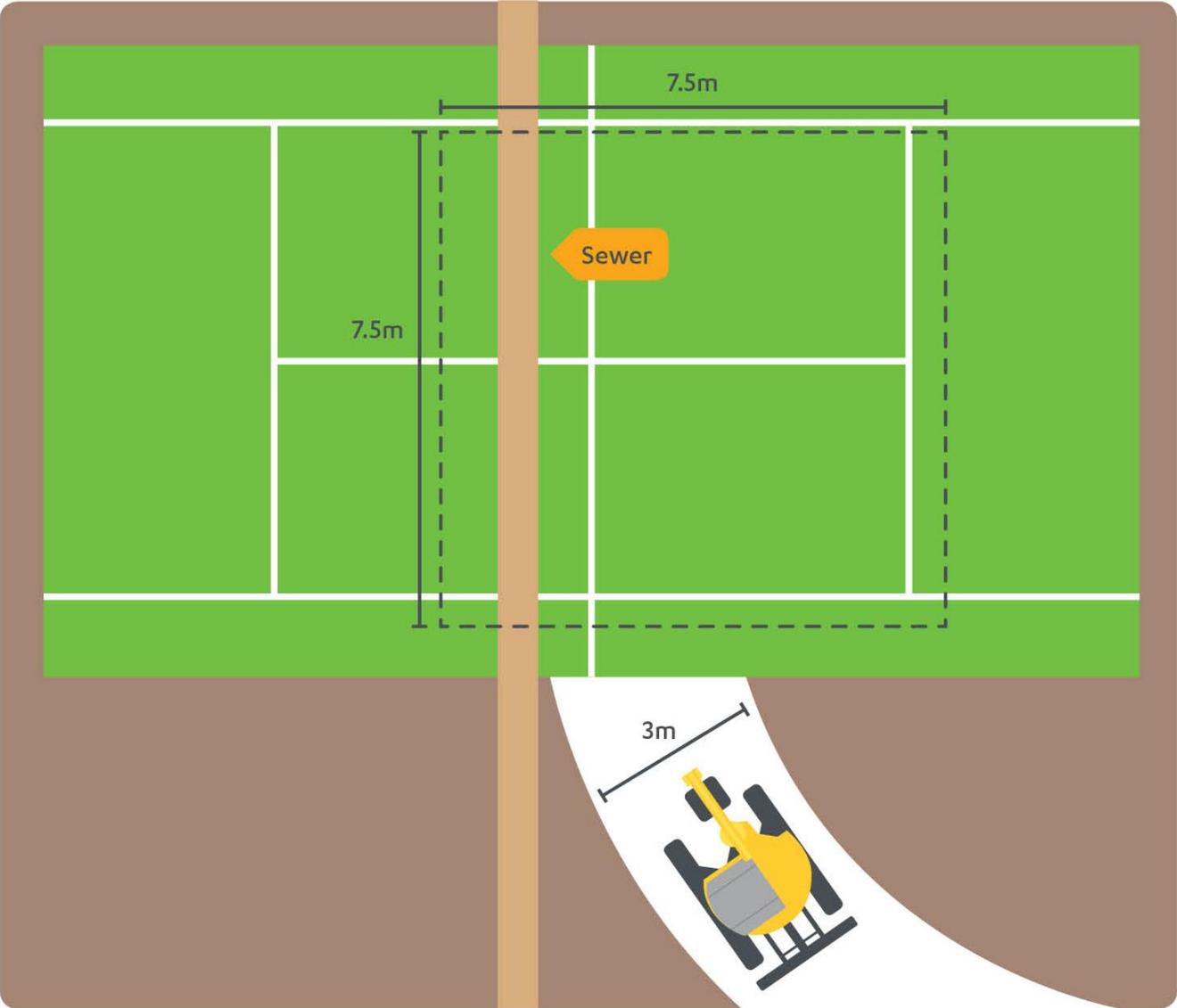
Works **adjacent** require:

- ✓ A minimum horizontal clearance of 1 m from the outside edge of the base of the vent shaft. Refer to Figure 5.

NOTE:

- ❖ Relocation of a vent shafts at the customer's expense will be considered.
- ❖ Coliban Water will consider alternatives that achieve required ventilation.

Figure 16: Open space structure over sewer with a depth of greater than 3 m.



11.9 Posts, pool fences and wire fences

NOTE: The criteria defined may change due to topography, soil conditions and ground water table, therefore final approval is at Coliban Water's discretion.

NOTE: Post and wire or boundary fences (constructed from timber or metal with footings less than 450 mm in diameter) do not require a Buildover Consent.

Item	Asset	Criteria
A.	Gravity sewer of any diameter with a depth of 3 m or less	Works over require: <ul style="list-style-type: none"> ✓ Base of footings to maintain a minimum vertical cover of 750mm from the outside edge of gravity sewer. Refer to Figure 17.
B	Gravity sewer of any diameter with a depth of greater than 3 m	Works over require: <ul style="list-style-type: none"> ✓ Base of footings to maintain a minimum vertical cover of 750mm from the outside edge of gravity sewer.
C	Decommissioned assets	Application considered.
D	Property connection sewer (servicing either neighbouring or own property)	Works over a property connection sewer are not permitted. Works adjacent require: <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 600 mm from the outside edge of the property branch or be located outside the easement (whichever is greater). <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Property connection sewers within the property concerned can be relocated at customer's expense to achieve required clearances with Coliban Water's consent. ❖ Property connection sewers servicing neighbouring properties can be relocated at customer's expense to achieve required clearances with Coliban Water's consent. This is subject to agreement by the neighbouring property owner(s).
E	Manhole	Works over manholes are not permitted Works adjacent require: <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the manhole cover surrounds. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ In order to transport personnel and equipment to the manhole, access through a non-habitable structure via a standard sized door (820 mm in width) is required. ❖ Manholes can only be opened by authorised personnel.
F	Maintenance shaft/end of line	Works over maintenance shafts and end of lines are not permitted. Works adjacent require:

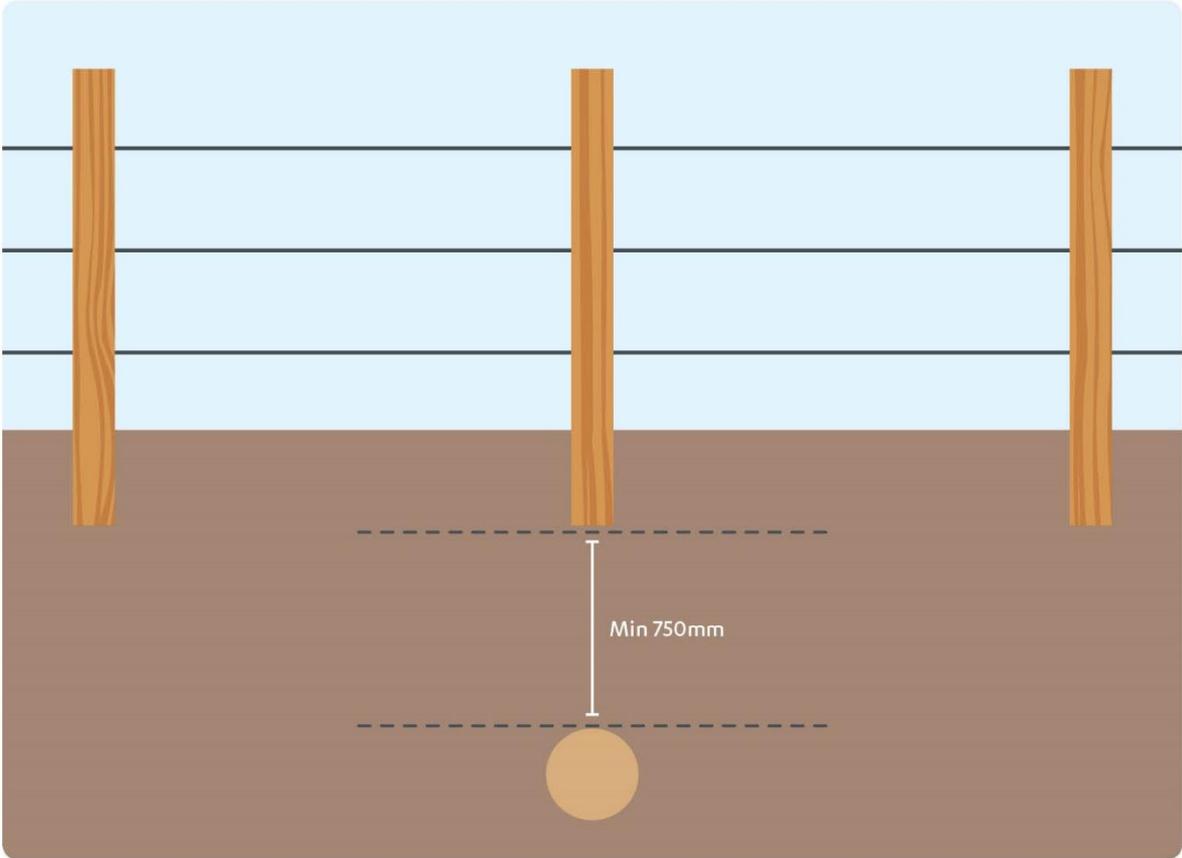
- ✓ A minimum horizontal clearance of 600 mm from the **outside edge** of the cover surrounds.

NOTE:

- ❖ Maintenance shafts/end of line can only be opened by authorised personnel.

G	Pressure sewer system / Water mains / Sewer rising mains	Works over pressure sewer system (including components), water mains and sewer rising mains are not permitted.
		Works adjacent require:
		<ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the mains, or to be outside of the easement (whichever is greater).
		NOTE:
		<ul style="list-style-type: none"> ❖ Coliban Water will assess the potential impact of a failed sewer rising main, vacuum line, pressure sewer, and water main on individual developments and therefore may require clearances greater than 1 m. The applicant is required to contact Coliban Water at the design stage to obtain requirements.
H	Coliban Water easements	Works within easements are not permitted.
	(not currently containing a Coliban Water asset)	NOTE:
		<ul style="list-style-type: none"> ❖ Where an easement still exists but is no longer required for the provision of sewer/water assets, Coliban Water may approve a Buildover and consider an application to expunge or amend the easement.
I	Vent shafts	Works adjacent require:
		<ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the base of the vent shaft. Refer to Figure 5.
		NOTE:
		<ul style="list-style-type: none"> ❖ Relocation of a vent shafts at the customer's expense will be considered.
		<ul style="list-style-type: none"> ❖ Coliban Water will consider alternatives that achieve required ventilation.

Figure 17: Wire fence/post



11.10 Masonry walls and fences with load bearing strips, retaining walls, masts and antennas

NOTE: The criteria defined may change due to topography, soil conditions and ground water table, therefore final approval is at Coliban Water's discretion.

NOTE: Retaining walls constructed from timber less than 400mm high and with footings less than 450 mm in diameter may not require a Buildover Consent.

Item	Asset	Criteria
A.	Gravity sewer of up to and including 225 mm diameter with a depth of 3 m or less	<p>Works over/adjacent require:</p> <ul style="list-style-type: none"> ✓ Footings/foundations to maintain a minimum horizontal clearance of 600 mm from the outside edge of gravity sewer. ✓ Base of the wall to maintain a minimum vertical cover of 750mm from the outside edge of gravity sewer. Refer to Figure 18. ✓ Footings/foundations must extend 300 mm below the angle of repose to the invert level of the gravity sewer ✓ A change in finished surface level of less than 200mm will not require a Buildover Agreement except where surface fittings such as a manhole, maintenance shaft or property connection require adjustment to finish flush with the new surface level. <p>Excavation over a gravity sewer require:</p> <ul style="list-style-type: none"> ✓ A minimum vertical cover of 750 mm between the cut surface and top of the sewer. <p>Infill over a gravity sewer require:</p> <ul style="list-style-type: none"> ✓ A maximum fill of 1 m measured vertically. Refer to Figure 20.
B	Gravity sewer of up to and including 225 mm diameter with a depth of greater than 3 m	<p>Works over/adjacent require:</p> <ul style="list-style-type: none"> ✓ Footing/foundations to maintain a minimum horizontal clearance of 1 m from the outside edge of the sewer. ✓ Footings/foundations must extend 300 mm below the angle of repose to the invert level of the gravity sewer <p>Excavation over a gravity sewer require:</p> <ul style="list-style-type: none"> ✓ A minimum clearance of 750 mm between the cut surface and top of the sewer. Refer to Figure 20. <p>Infill over a gravity sewer is not permitted.</p>
C	Decommissioned assets	Application considered.
D	Property connection sewer (servicing	Retaining walls over require:

either neighbouring or own property)

- ✓ A minimum horizontal clearance of 600 mm from the **outside edge** of the property branch **or** be located outside the easement (**whichever is greater**).
- ✓ Trench containing asset to be backfilled with cement stabilised crushed rock to 600 mm either side of the edge of the foundation.
- ✓ Property connection sewer to extend a minimum of 2 m beyond the retaining wall.
- ✓ Depth of property connection sewer to be 3 m or less.

All other works over property connection sewers are not permitted.

Works **adjacent** require:

- ✓ A minimum horizontal clearance of 600 mm from the **outside edge** of the property branch **or** be located outside the easement (**whichever is greater**).

NOTE:

- ❖ Property connection sewers within the property concerned can be relocated at customer's expense to achieve required clearances with Coliban Water's consent.
- ❖ Property connection sewers servicing neighbouring properties can be relocated at customer's expense to achieve required clearances with Coliban Water's consent. This is subject to agreement by the neighbouring property owner(s).

E	Manhole	Works over manholes are not permitted. Works adjacent require: <ul style="list-style-type: none">✓ A minimum horizontal clearance of 1 m from the outside edge of the manhole cover surrounds. NOTE: <ul style="list-style-type: none">❖ In order to transport personnel and equipment to the manhole, access through a non-habitable structure via a standard sized door (820 mm in width) is recommended.❖ Manholes can only be opened by authorised personnel.
F	Maintenance shaft/end of line	Works over maintenance shafts and end of lines are not permitted. Works adjacent require: <ul style="list-style-type: none">✓ A minimum horizontal clearance of 600 mm from the outside edge of the cover surrounds.✓ Footings/foundations must extend 300 mm below the angle of repose to the invert level of the gravity sewer. NOTE: <ul style="list-style-type: none">❖ Maintenance shafts/end of line can only be opened by authorised personnel.
G	Pressure sewer system / Water mains / Sewer rising mains	Works over pressure sewer system (including components), water mains and sewer rising mains are not permitted. Works adjacent require:

- ✓ A minimum horizontal clearance of 1 m from the **outside edge** of the mains, or to be outside of the easement (**whichever is greater**).

NOTE:

- ❖ Coliban Water will assess the potential impact of a failed sewer rising main, vacuum line, pressure sewer, and water main on individual developments and therefore may require clearances greater than 1 m. The applicant is required to contact Coliban Water at the design stage to obtain requirements.

H Coliban Water easements

(not currently containing a Coliban Water asset)

Works within easements are not permitted.

NOTE:

- ❖ Where an easement still exists but is no longer required for the provision of sewer/water assets, Coliban Water may approve a Buildover and consider an application to expunge or amend the easement.

I Vent shafts

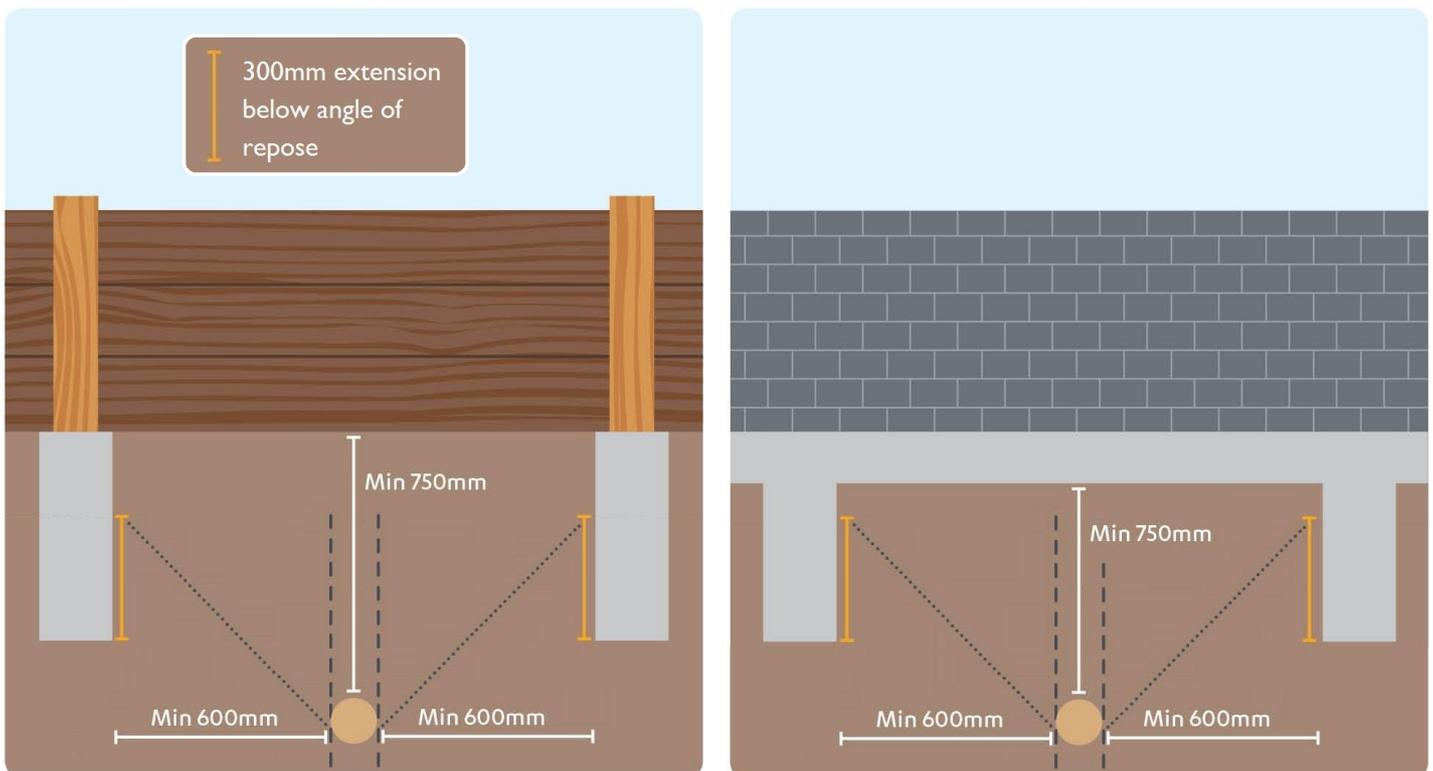
Works **adjacent** require:

- ✓ A minimum horizontal clearance of 1 m from the **outside edge** of the base of the vent shaft. Refer to Figure 5.

NOTE:

- ❖ Relocation of a vent shafts at the customer's expense will be considered.
- ❖ Coliban Water will consider alternatives that achieve required ventilation.

Figure 18: Masonry walls and fences with load bearing strips



11.11 Driveways and paving

NOTE: The criteria defined may change due to topography, soil conditions and ground water table, therefore final approval is at Coliban Water's discretion.

Item	Asset	Criteria
A.	Gravity sewer of up to and including 225 mm diameter with a depth of 3 m or less	Works over require: <ul style="list-style-type: none"> ✓ A minimum vertical cover of 900 mm for commercial driveways/paving and 750 mm for residential driveways/paving from the top of the sewer main.
B	Gravity sewer of up to and including 225 mm diameter with a depth of greater than 3 m	Application considered.
C	Gravity sewer greater than 225 mm	Application considered.
D	Decommissioned assets	Application considered.
E	Property connection sewer (servicing either neighbouring or own property)	Works over require: <ul style="list-style-type: none"> ✓ A minimum vertical cover of 900 mm for commercial driveways/paving and 750 mm for residential driveways/paving from the top of the property connection sewer. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Property connection sewers within the property concerned can be relocated at customer's expense to achieve required clearances with Coliban Water's consent. ❖ Property connections sewers servicing neighbouring properties can be relocated at customer's expense to achieve required clearances with Coliban Water's consent. This is subject to agreement by the neighbouring property owner(s).
F	Manhole	Works over require: <ul style="list-style-type: none"> ✓ A minimum vertical cover of 900 mm for commercial driveways/paving and 750 mm for residential driveways/paving from the top of the sewer connected to the manhole. Refer to Figure 19. ✓ The cover of the manhole to be at same level as new surface. ✓ Maintenance structure covers within a trafficable area are required to be replaced with Class D covers. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Agreement must be reached with Coliban Water for a Coliban Water approved contractor to complete any works required to alter the existing level of a manhole to match a new driveway or site level.

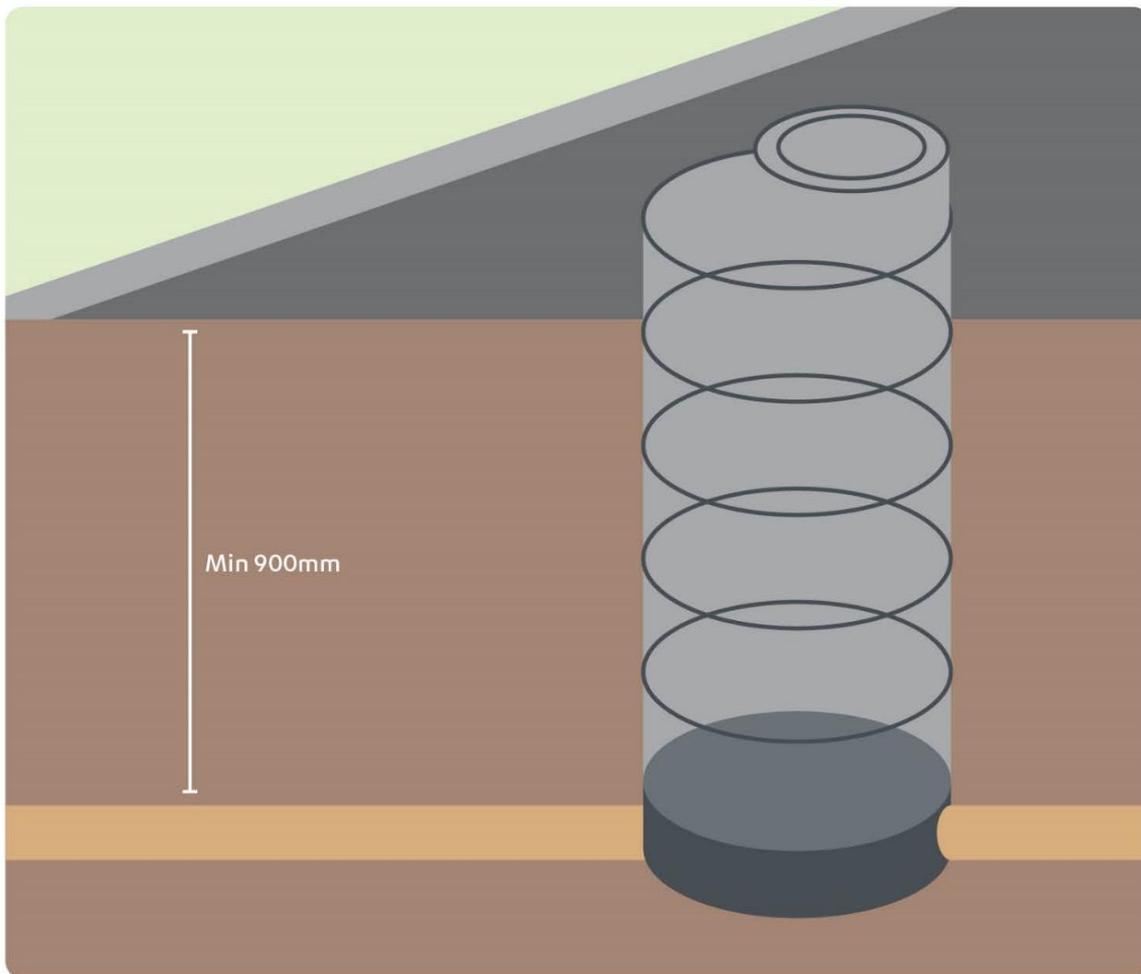
- ❖ All costs to change manhole levels will be the responsibility of the applicant / property owner.
- ❖ Manholes can only be opened by Coliban Water authorised personnel.

G	Maintenance shaft/end of line	<p>Works over require:</p> <ul style="list-style-type: none"> ✓ The cover of the maintenance shaft to be at same level as the new surface. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Agreement must be reached with Coliban Water for a Coliban Water approved contractor to complete any works required to alter the existing level of a maintenance shafts to match a new driveway or site level. ❖ All costs to change maintenance shaft levels will be the responsibility of the applicant / property owner. ❖ Maintenance shafts greater than 3 m in depth must be replaced by a manhole at the customer's expense. ❖ Maintenance shafts/end of line can only be opened by Coliban Water authorised personnel.
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H	Pressure sewer system / Water mains / Sewer rising mains	<p>Works over pressure sewer system (including components), sewer rising mains and commercial driveways/paving over water mains are not permitted.</p> <p>Residential driveways/paving over water mains require:</p> <ul style="list-style-type: none"> ✓ Access to all surface fittings – hydrants, stop valve, air valve and water service surface fittings shall be incorporated into the paving or finished driveway surface and located so as not to impede normal operational activities. ✓ Specific requirements may also be set on a case by case basis. <p>NOTE:</p> <p>These may require a structural design to suit anticipated loadings. Be removable to provide access for maintenance and not transfer loads onto the main.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the mains, or to be outside of the easement (whichever is greater). <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Coliban Water will assess the potential impact of a failed sewer rising main, vacuum line, pressure sewer, and water main on individual developments and therefore may require clearances greater than 1 m. The applicant is required to contact Coliban Water at the design stage to obtain requirements.
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I	Coliban Water easements (not currently containing a Coliban Water asset)	Works within easements are not permitted. NOTE: ❖ Where an easement still exists but is no longer required for the provision of sewer/water assets, Coliban Water may approve a Buildover and consider an application to expunge or amend the easement.
J	Vent shafts	Works adjacent require: ✓ A minimum horizontal clearance of 1 m from the outside edge of the base of the vent shaft. NOTE: ❖ Relocation of a vent shafts at the customer's expense will be considered. ❖ Coliban Water will consider alternatives that achieve required ventilation.

Figure 19: Commercial driveway over sewer



11.12 Excavation and infill

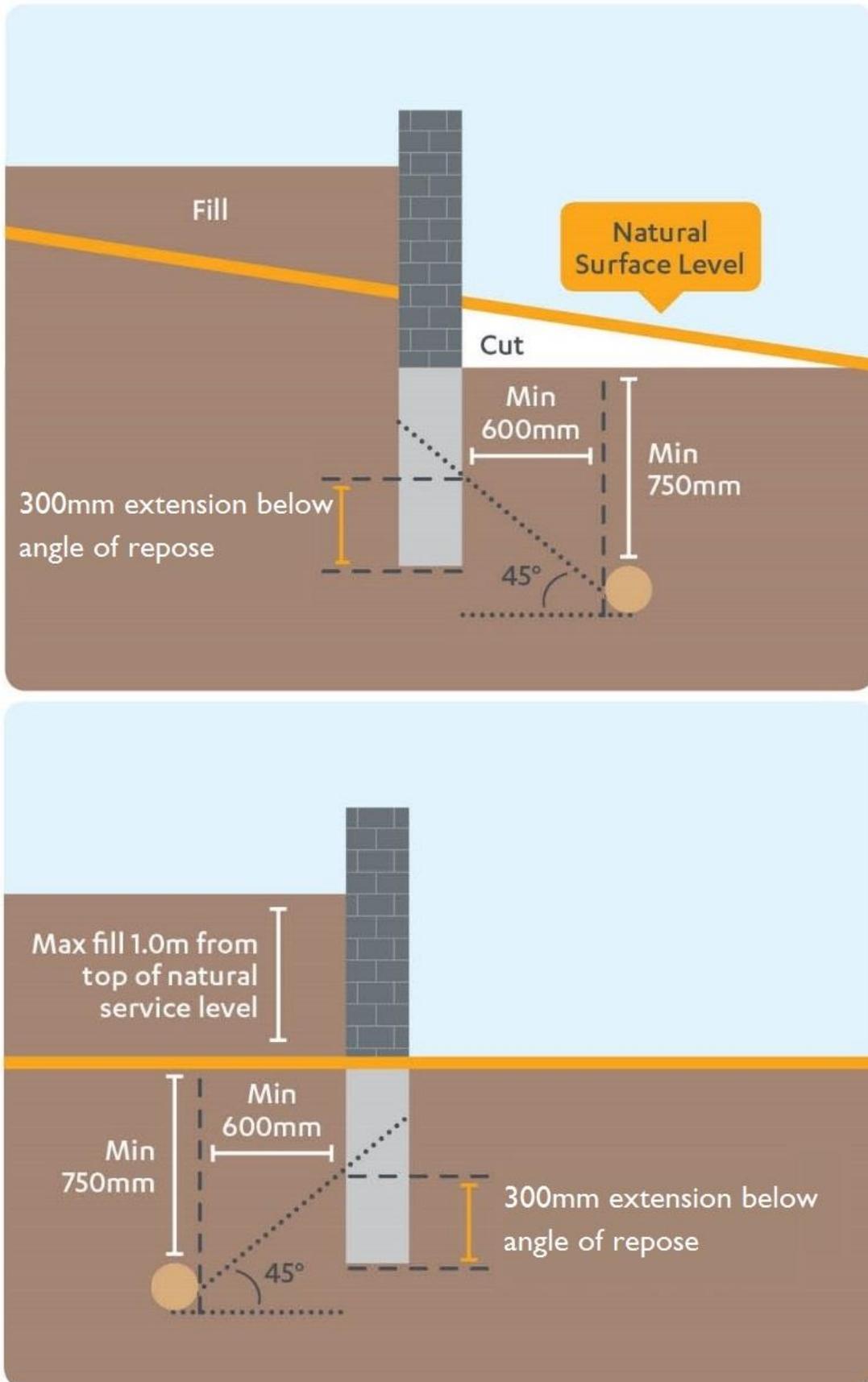
NOTE: The criteria defined may change due to topography, soil conditions and ground water table, therefore final approval is at Coliban Water's discretion.

NOTE: The following applies only to excavations and landfills without retaining walls. If any retaining walls are to be built, requirements of both section 11.10 and this section must be satisfied.

Item	Asset	Criteria
A.	Gravity sewer of up to and including 225 mm diameter with a depth of 3 m or less	<p>Excavation over a gravity sewer require:</p> <ul style="list-style-type: none"> ✓ A minimum vertical cover of 750 mm between the cut surface and top of the sewer. <p>Infill over a gravity sewer require:</p> <ul style="list-style-type: none"> ✓ A maximum fill of 1 m measured vertically. Refer to Figure 20. ✓ A change in finished surface level of less than 200mm will not require a Buildover Agreement except where surface fittings such as a manhole, maintenance shaft or property connection require adjustment to finish flush with the new surface level. <p>Coliban Water reserves the right to require minimum covers greater than those specified above if it has been determined that the site conditions require that.</p> <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Ensure erosion protection is in place. ❖ Use non-contaminated soil for landfills. ❖ Applicant is responsible for disposing removed soil.
B	Gravity sewer of up to and including 225 mm diameter with a depth of greater than 3 m	<p>Excavation over a gravity sewer require:</p> <ul style="list-style-type: none"> ✓ A minimum clearance of 750 mm between the cut surface and top of the sewer. Refer to Figure 20. <p>Infill over a gravity sewer is not permitted.</p>
C	Gravity sewer greater than 225 mm	Application considered.
D	Decommissioned assets	Application considered.
E	Property connection sewer (servicing either neighbouring or own property)	<p>Excavation over a gravity sewer require:</p> <ul style="list-style-type: none"> ✓ A minimum vertical cover of 750mm between the cut surface and top of the sewer. <p>Infill over a gravity sewer requires:</p> <ul style="list-style-type: none"> ✓ A maximum fill of 1 m measured vertically. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Ensure erosion protection is in place. ❖ Use non-contaminated soil for landfills.

		<ul style="list-style-type: none"> ❖ Applicant is responsible for disposing of removed soil.
F	Manhole / Maintenance shaft / end of line	<p>Height adjustments for excavations and infills require:</p> <ul style="list-style-type: none"> ✓ A minimum of 750 mm vertical cover from the top of the sewer connected to the manhole/maintenance shaft/end of line. ✓ Any existing cover to be at same level as new surface level. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Agreement must be reached with Coliban Water for a Coliban Water approved contractor to complete any works required to alter the existing level of a manhole to match a new driveway or site level. ❖ All costs to change manhole/maintenance shaft levels will be the responsibility of the applicant / property owner. ❖ Manholes/maintenance shafts can only be opened by Coliban Water authorised personnel. ❖ Maintenance shafts greater than 3 m must be replaced by a manhole at the customer's cost.
G	Pressure sewer system / Water mains / Sewer rising mains	Application considered.
H	Coliban Water easements (not currently containing a Coliban Water asset)	<p>Application considered.</p> <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Where an easement is no longer required for the provision of sewer/water assets, Coliban Water may approve a Buildover and consider an application to expunge or amend the easement. ❖ Ensure erosion protection is in place. ❖ Use non-contaminated soil for landfills.
I	Vent shafts	<p>Application considered.</p> <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Relocation of a vent shafts at the customer's expense will be considered. ❖ Coliban Water will consider alternatives, which achieve required ventilation.

Figure 20 Excavation and landfill: Cut and Fill



11.13 Eaves balconies and over hangings

NOTE: The criteria defined may change due to topography, soil conditions and ground water table, therefore final approval is at Coliban Water's discretion.

Item	Asset	Criteria
A.	Gravity sewer of up to and including 225 mm diameter with a depth of 3 m or less	<p>Works within the control zone require:</p> <ul style="list-style-type: none"> ✓ A minimum vertical cover of 2.7 m between the finished surface level and the bottom of works within control zone. Refer to Figure 21. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Eaves that do not meet the height clearance must maintain a minimum horizontal clearance of 600 mm from the outside edge of the gravity sewer. Refer to Figure 21. ❖ Balconies and over hangings that do not meet the height clearance must maintain a minimum horizontal clearance of 600mm from the outside edge of the gravity sewer. Refer to Figure 22.
B	Gravity sewer of up to and including 225 mm diameter with a depth of greater than 3 m	<p>Works within control zone require:</p> <ul style="list-style-type: none"> ✓ A minimum vertical cover of 5 m between finished surface level and bottom of works within control zone. Refer to Figure 22.
C	Decommissioned assets	Works over asset permitted.
D	Property connection sewer (servicing either neighbouring or own property)	<p>Works over a property connection sewer are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 600mm from the outside edge of the property branch or be located outside the easement (whichever is greater). <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Property connection sewers within the property concerned can be relocated at customer's expense to achieve required clearances with Coliban Water's consent. ❖ Property connection sewers servicing neighbouring properties can be relocated at customer's expense to achieve required clearances with Coliban Water's consent. This is subject to agreement by the neighbouring property owner(s).

E Manhole / maintenance shaft / end of line

- ✓ Works **within the control zone** require a minimum vertical cover between the structure and the manhole as per the table below.

Depth of manhole / maintenance shaft / end of line	Minimum height clearance
Less than 3 metres	2.7 metres
Greater than 3 metres	5 metres

F Pressure sewer system

- ✓ Eaves over easements are required to maintain a minimum vertical cover of 2.7 m from the finished surface level.
- ✓ Balconies and over hangings over easements are required to maintain a minimum vertical cover of 5 m.

G Water mains/sewer rising mains

Works over water mains and sewer rising mains are not permitted.

Works **adjacent** require:

- ✓ A minimum horizontal clearance of 1 m from the **outside edge** of the mains, or to be outside of the easement (**whichever is greater**).

H Coliban Water easements
(not currently containing a Coliban Water asset)

Eaves over require:

- ✓ A minimum vertical cover of 2.7 m between the finished surface level and bottom of the eaves.

Balconies over require:

- ✓ A minimum vertical cover of 5 m between the finished surface levels and invert level of works.

NOTE:

- ❖ Where an easement is no longer required for the provision of sewer/water assets, Coliban Water may approve a Buildover and consider an application to expunge or amend the easement.

I Vent shafts

Works **adjacent** require:

- ✓ A minimum horizontal clearance of 1 m from the **outside edge** of the base of the vent shaft.

NOTE:

- ❖ Relocation of a vent shafts at the customer's expense will be considered.
- ❖ Coliban Water will consider alternatives that achieve required ventilation.

Figure 21: Eaves height clearance over gravity sewers less than 3 m deep

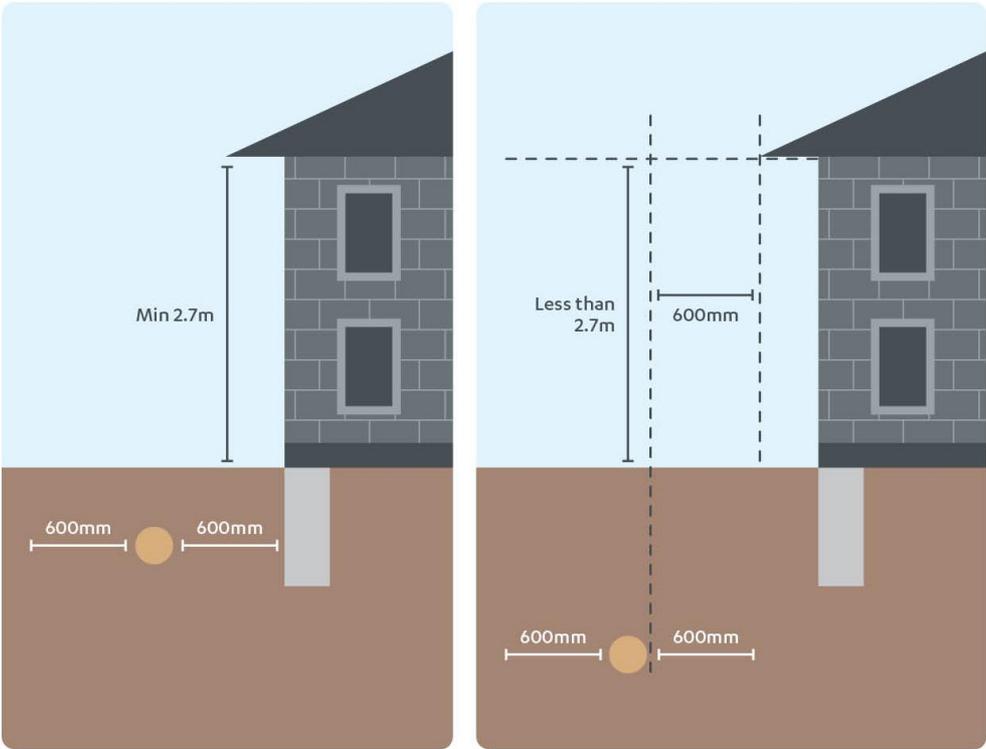
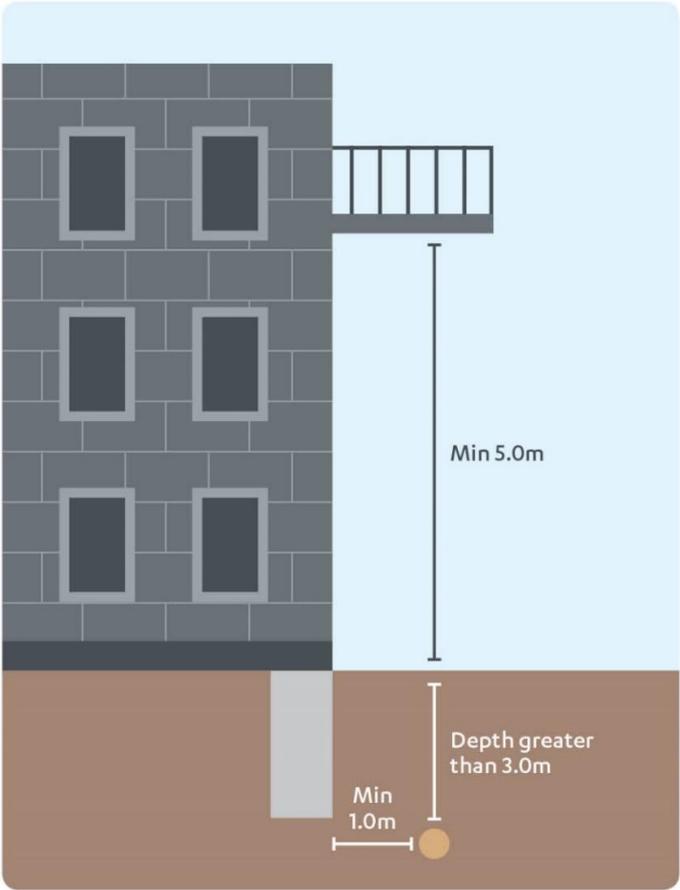


Figure 22: Balconies and over-hangings over sewers greater than 3 m deep



11.14 Ground anchors

NOTE: The criteria defined may change due to topography, soil conditions and ground water table, therefore final approval is at Coliban Water's discretion.

Item	Asset	Criteria
A.	Gravity sewer of any diameter and depth	<p>Ground anchors require:</p> <ul style="list-style-type: none"> ✓ A minimum clearance of 1 m from the outside edge of the gravity sewer. Refer to Figure 23. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Survey of sewer must be conducted at cost to customer to confirm location.
B	Decommissioned assets	Application considered.
C	Property connection sewer (servicing either neighbouring or own property)	<p>Works over property connection sewer are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 1 m from the outside edge of the property branch or be located outside the easement (whichever is greater). <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Property connection sewers within the property concerned can be relocated at customer's expense to achieve required clearances with Coliban Water's consent. ❖ Property connection sewers servicing neighbouring properties can be relocated at customer's expense to achieve required clearances with Coliban Water's consent. This is subject to agreement by the neighbouring property owner(s).
D	Manhole / maintenance shaft / end of line	<ul style="list-style-type: none"> ✓ Only ground anchors with a minimum clearance of 1 m below the bottom of the manhole/maintenance shaft are permitted. Refer to Figure 23. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Survey of sewer must be conducted at the customer's cost to confirm location. ❖ Manholes/maintenance shafts can only be opened by authorised personnel.
E	Pressure sewer system	<ul style="list-style-type: none"> ✓ Only ground anchors with a minimum clearance of 1 m below the bottom of the pressure sewer system are permitted. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Survey of sewer must be conducted at the customer's cost.

F Water mains/sewer rising mains

Ground anchors are required:

- ✓ To be a minimum of **3 m** away from the outside edge.

NOTE:

- ❖ Coliban Water must review works being constructed near a sewer rising mains or pressure sewers on a case by case basis. Applicant is required to contact Coliban Water to obtain requirements at design stage.
- ❖ Survey of water and sewer mains must be conducted at the customer's cost to confirm location.

G Coliban Water easements
(not currently containing a Coliban Water asset)

Works within easements are not permitted.

NOTE:

- ❖ Where an easement still exists but is no longer required for the provision of sewer/water assets, Coliban Water may approve a Buildover and consider an application to expunge or amend the easement.

H Vent shafts/free standing vent shafts

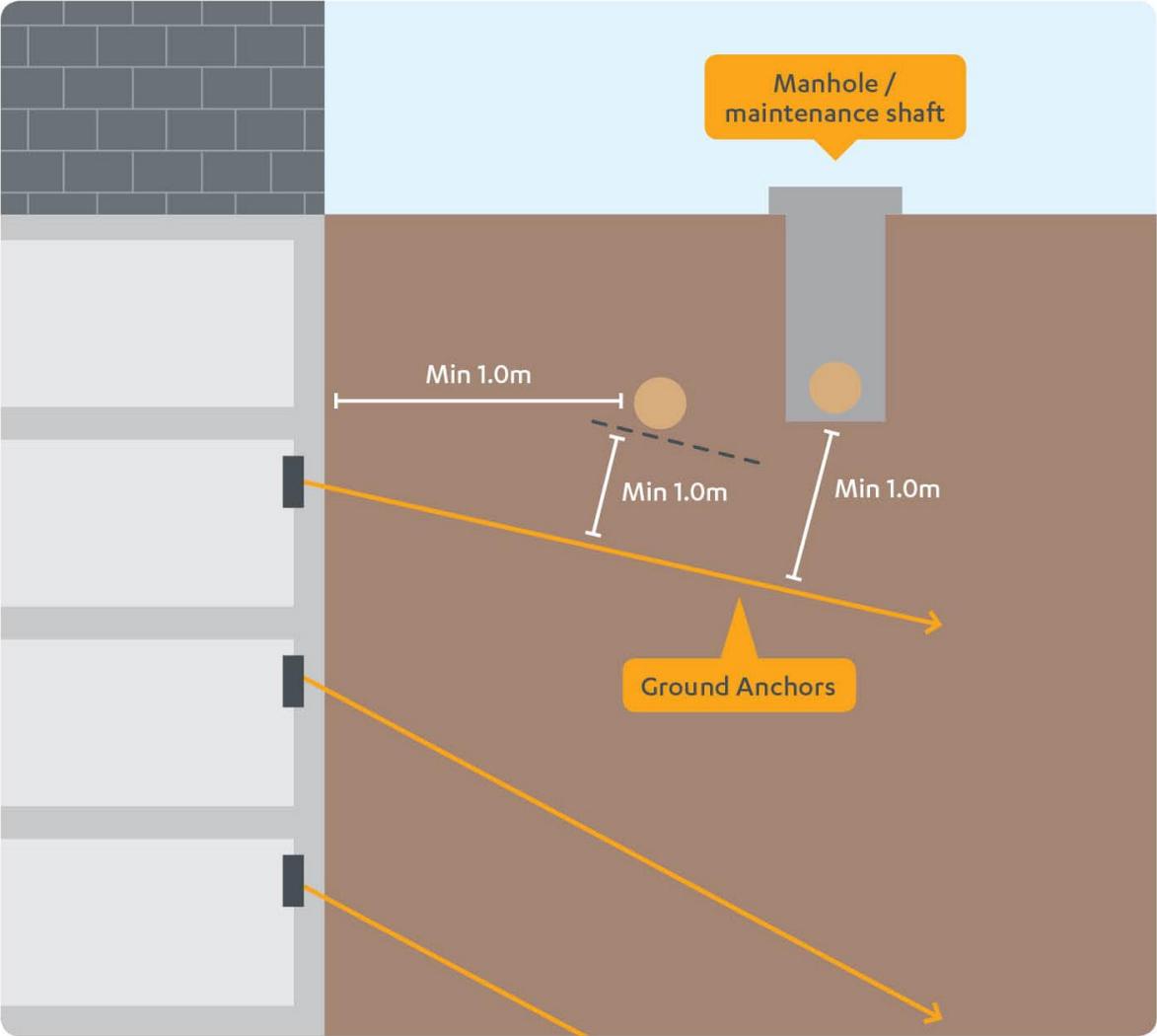
Ground anchors require:

- ✓ A minimum clearance of **1 m below** the bottom of the gravity sewer connected to the vent shaft.

NOTE:

- ❖ Survey of sewer must be conducted at cost to customer to confirm location.

Figure 23: Ground anchors



11.15 Utilities: Gas, electricity, telecommunications and property drains

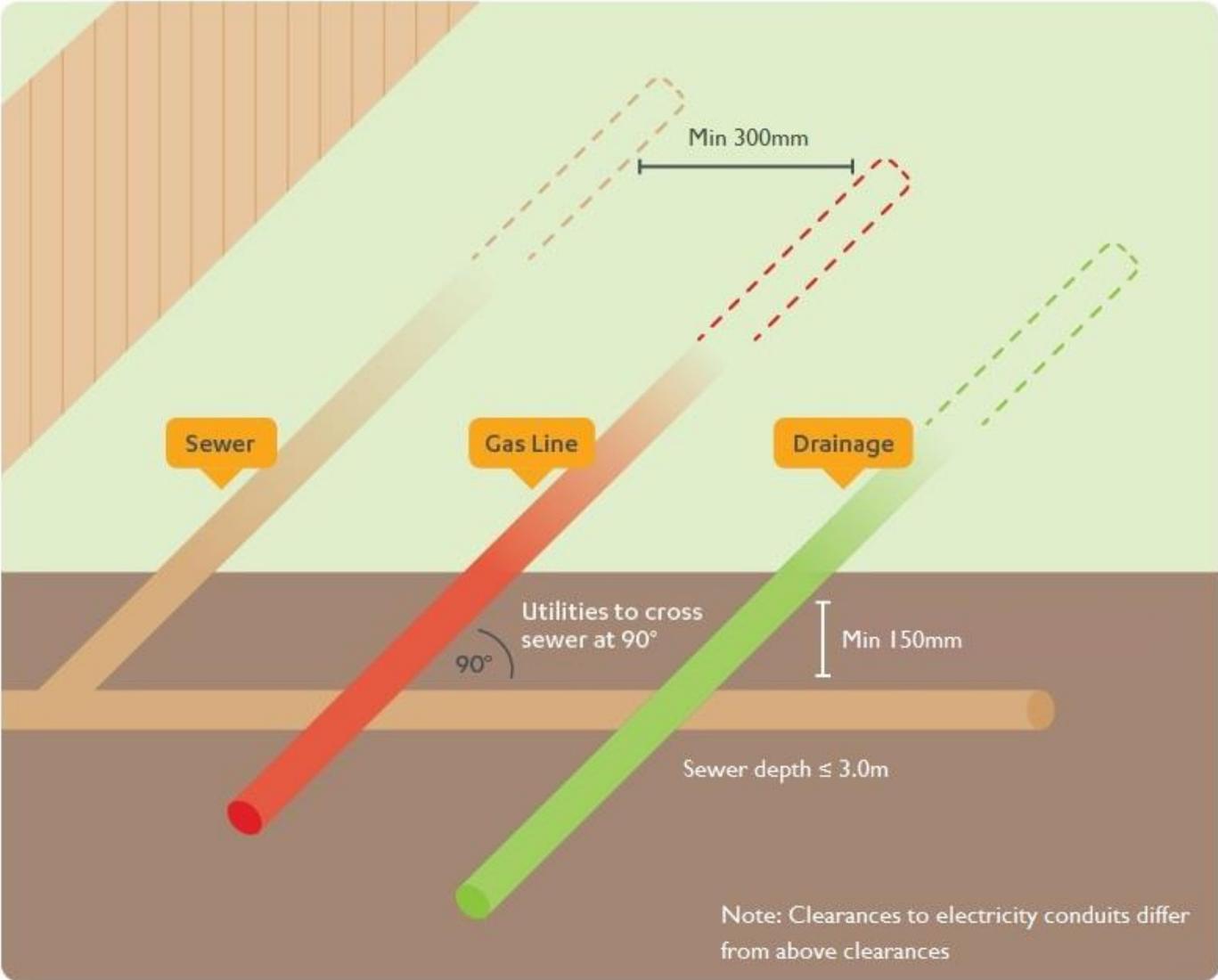
NOTE: The criteria defined may change due to topography, soil conditions and ground water table, therefore final approval is at Coliban Water's discretion.

Other utility requirements may also need to be considered.

Item	Asset	Criteria
A.	Gravity sewer of up to and including 225 mm diameter of any depth	<p>Utilities crossing gravity sewer must cross at a 90° degree angle.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ Gas mains, telecommunications and drains must maintain a minimum horizontal clearance of 300 mm and vertical cover of 150 mm from the outside edge of the sewer. ✓ Electricity conduits and cables must maintain a minimum horizontal clearance of 500 mm and vertical cover of 225mm from the outside edge of the sewer. Refer to Figure 24. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Underground marking tape must be used.
B	Gravity sewer greater than 225 mm diameter of any depth	<p>Utilities crossing gravity sewer must cross at a 90° degree angle.</p> <p>Utilities adjacent require:</p> <ul style="list-style-type: none"> ✓ Gas mains, telecommunications and drains to maintain a minimum horizontal clearance of 600 mm and vertical cover of 300 mm from the outside edge of the sewer. ✓ Electricity conduits and cables to maintain a minimum horizontal clearance of 1 m and vertical cover of 300 mm from the outside edge of the sewer. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Underground marking tape must be used.
C	Property connection sewer (servicing either neighbouring or own property)	<p>Works over a property connection sewer are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 600 mm from the outside edge of the property branch or be located outside the easement (whichever is greater). <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Property connection sewers within the property concerned can be relocated at customer's expense to achieve required clearances with Coliban Water's consent. ❖ Property connection sewers servicing neighbouring properties can be relocated at customer's expense to achieve required clearances with Coliban Water's

		consent. This is subject to agreement by the neighbouring property owner(s).
D	Manhole	<ul style="list-style-type: none"> ✓ Utilities must maintain a minimum horizontal clearance of 1 m from the outside edge of the manhole cover surrounds. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Manholes can only be opened by authorised personnel.
E	Maintenance shaft/end of line	<p>Works over maintenance shafts and end of line are not permitted.</p> <p>Works adjacent require:</p> <ul style="list-style-type: none"> ✓ A minimum horizontal clearance of 600 mm from the outside edge of the cover surrounds. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Maintenance shafts/end of line can only be opened by authorised personnel.
F	Pressure sewer system	<p>Works over a pressure sewer system are not permitted.</p> <p>Works adjacent to gravity sewers are required:</p> <ul style="list-style-type: none"> ✓ To be located outside the easement.
G	Water mains/sewer rising mains	Application considered.
H	Coliban Water easements (not currently containing a Coliban Water asset)	<ul style="list-style-type: none"> ✓ Utilities crossing easements must cross at a 90° degree angle. ✓ Utilities adjacent to easements are required to be located outside the easement. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Where an easement is no longer required for the provision of sewer/water assets, Coliban Water may approve a Buildover and consider an application to expunge or amend the easement.
I	Vent shafts/free standing vent shafts	<p>Works adjacent to gravity sewer require:</p> <ul style="list-style-type: none"> ✓ A minimum of 1.2 m horizontal clearance from the outside edge of a free standing vent shaft/vent shaft. <p>NOTE:</p> <ul style="list-style-type: none"> ❖ Vent shafts/free standing vent shafts can be relocated at the customer's cost. ❖ Coliban Water will also consider suitable alternatives at a cost to the customer. e.g. filters

Figure 24: Utilities crossing sewers



Acknowledgements

 **Barwon Water** Coliban Water acknowledges the support of Barwon Water in providing the source document for these guidelines to (Buildover) erect a structure over a Coliban Water asset or easement.



This document includes specific requirements of Coliban Water and should be referenced for all works within our service region.

For further information

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