

9.8 Appendix 8

Build Over Guidelines

1 What is a Build Over?

A build over is when a property owner or developer plans to build near, on, or above an easement, pipe, or other asset controlled by Westernport Water. A legally binding Build Over Agreement is entered into by Westernport Water and the property owner giving consent for the structure to be built, yet protecting Westernport Water's continuous rights of access.

Assets include:

- Easements
- Water mains
- Sewage pipes
- Water main connections to the meter
- Sewer house branch connections
- Access pits/Maintenance structures

2 Why is a Build Over Required?

Consent must be obtained from Westernport for any structure to be built over or near any of its underground assets or easements.

Westernport Water must protect its rights of access to ensure it is able to fulfil its statutory obligations relating to the installation and maintenance of assets.

Structures Near Assets

Structures built near assets are required to meet Westernport Water's foundation criteria to ensure the safety of the proposed structures and existing pipe networks.

Structures On or Above

Generally structures are not permitted over Westernport Water's assets, however, some structures may be approved if minimum clearance conditions are met, the structure is non-permanent and can be fully removed. Eaves and overhangs are not permitted.

Angle of Repose

The following diagram shows how to calculate minimum footing depth and footing distance; footings must meet or exceed these minimum requirements:

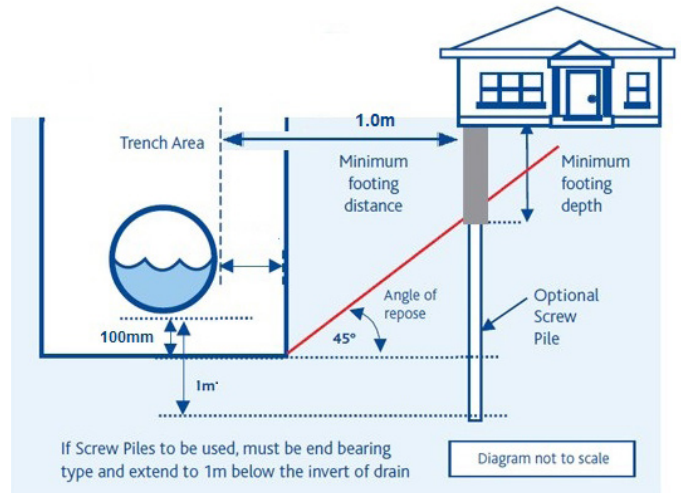


Figure 1 - Angle of Repose

3 What Needs Approval?

All structures to be built/dismantled near a Westernport Water asset require Westernport Water's approval and consent. Examples of structures that require approval include:

- Sheds
- Swimming Pools
- Gazebo/Decking/Verandas
- Landscaping/Excavating
- Tree planting/removal
- Fences
- Garages
- Carports
- Driveways
- Houses/Extensions
- Demolition and Earthworks
- Any type of structure/works

Please note:

This does not preclude the need to obtain other relevant approvals and operation of other legislations, eg SBO, LSIO.

4 Case-by-Case Approach

Each build over application is considered on a case-by-case basis, as there are a number of factors that may affect each proposal:

- Ground conditions
- Foundation clearance
- Pipe: type, size, condition, age
- Proposed structure clearance
- Load impacts on assets

5 Westernport Water's General Requirements

Below is a general guideline of what build overs Westernport Water may or may not accept:

Exclusion zones

Exclusion zones are areas surrounding Westernport Water's assets that require access at all times and include:

- Minimum 1m clearance around all maintenance structures
- Minimum 1m clearance either side of sewer and water mains $\lt; \text{Ø}375\text{mm}$ for permanent structures
- Minimum 1m clearance around all house branch connections in all areas

Note: If your new structure is outside these exclusion zones, you may still require a build over due to the depth of the sewer or water main.

6 Build Over Application

Complete a Build Over Application Form.

Any submitted build over applications should include the following information:

- Structure type and specifications
- Structure location within the property
- General dimensions and clearances
- Footing details (type, depth, etc) showing specified trench area and angle of repose
- Survey plans of the property

Build over submissions will attract a standard application fee.

Build Over Application Forms can be found on Westernport Water's website (www.westernportwater.com.au – see Customers/Development/Customer Forms/Development - Forms/Assets Forms & Applications).

7 Who do I contact?

This brochure is a general guide.

Not all structures have been listed in this brochure.

Please contact Westernport Water's Engineering and Construction Team for further information regarding structure requirements, build over agreements and conditions.

Applications can be posted to:

2 Boys Home Road, NEWHAVEN VIC 3925

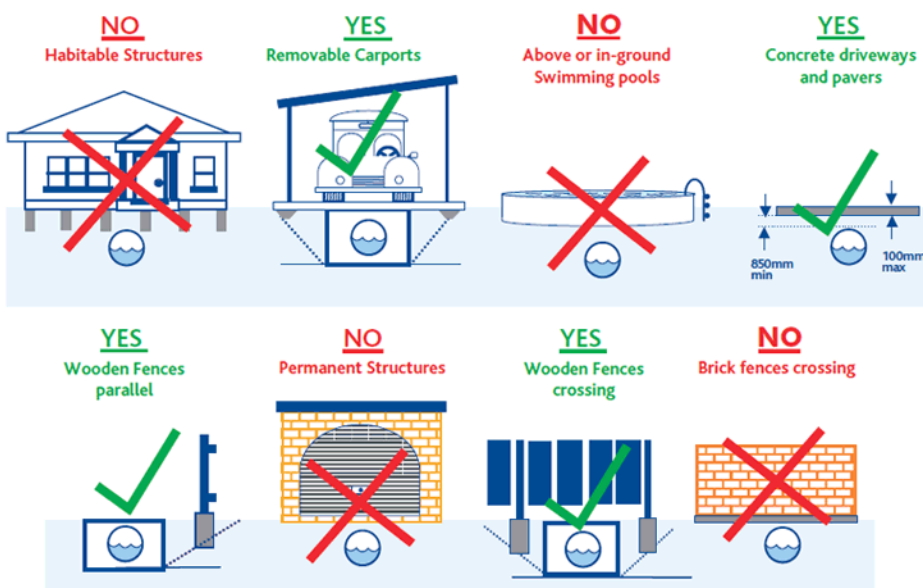


Figure 2 - What Can You Build?