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PART 1.4 – BUILD OVER OR NEAR SEWERS, STORMWATER DRAINS & WATER MAINS

Purpose

To provide:
(a) building work over or near existing services and associated structures does not damage those services or associated structures; and
(b) access to those services and associated structures is available for ongoing maintenance and repair.

Commencement

This Part, published on [date], commences on [date].

Application

(1) This Part applies to building work for a building of any class, or a structure, located on a lot containing sewer or stormwater drainage lines or water mains (other than the associated private house drainage and water supply pipes) owned by a service provider.

(2) However, the Part does not apply in relation to a service if there is an easement right for the service registered with the Queensland Land Titles Office.

Referral Agency

Where an alternative solution is being used to meet performance requirements of this part, the application must be referred for concurrence agency response. Refer to the Sustainable Planning Regulation 2009, Schedule 7, Item X and Y for the concurrence agency’s jurisdiction.

Compliance with the QDC

Under section 14 of the Building Act, compliance with this Part can be achieved only by:
(a) complying with the relevant acceptable solution for the performance requirement; or
(b) formulating an alternative solution that complies with the performance requirement or is shown to be at least equivalent to the relevant requirement; or
(c) a combination of (a) and (b).

Associated Requirements

- Building Act 1975
- Building Regulation 2006
- Sustainable Planning Regulation 2009.
- Water Supply (Safety and Reliability) Act 2008
- Local Government Act 2009
PART 1.4 – BUILD OVER OR NEAR SEWERS, STORMWATER DRAINS & WATER MAINS

- South-East Queensland Water (Distribution and Retail Restructuring) Act 2009

Referenced Standards

- AS/NZS 3500.2 – 2003 - Plumbing and Drainage
- AS/NZ 3500.3 – 2003 - Storm Water
- AS/NZ 1477 - 2006 - PVC pipes and fittings for pressure applications.

Definitions

Note – Italicised words within the body of the text are defined.

acceptable solution see the Building Act, section 14.

access cover, for a service, means a removable cover that allows access to the service for cleaning or inspecting the service.

alternative solution see the Building Act, schedule 2.

assessable building work see the Building Regulation 2006, schedule 4.

associated structure, for a service, means a water meter, sewer connection point, maintenance hole, jump-up or similar feature associated with the service.

BCA see the Building Act, section 12.

building see the Building Act, schedule 2.

Note

See also the definition of structure.

Building Act means the Building Act 1975.

building work see the Building Act, section 5.

class, for a building or structure, means the classification of the building or structure as determined under the BCA.

clear area means the minimum unobstructed horizontal area between two points.

connection point means the point of connection to a service provider’s service.

excavation means the act of digging to remove earth or the like from an area, for example, during the construction of a driveway.

fill means a material used to build up the level of land.

horizontal distance means the minimum distance between a property boundary and the outermost projection of a building or structure.
**invert level** means the lowest point of the internal surface of a pipe or channel at any cross-section.

**jump-up** means the vertical section of a pipe, which joins two sections of a horizontal pipe at different levels.

**loadbearing**, for an element of a building or structure, means an element intended to resist vertical forces additional to those due to its own weight.

**maintenance hole** means an access chamber being above, at, or below ground level, with a cover, built in the line of a service, through which a person or machine may enter the service.

**performance requirement** see the Building Act, section 14.

**self-assessable building work** see the Building Act, section 21(3).

**sewer** means a pipeline, other than for drainage, for carrying sewage from premises.

**service** means infrastructure comprising of pipes for sewers, stormwater drains or water mains.

**service provider** –
(a) for a sewer or water main – means the service provider under the Water Supply (Safety and Reliability) Act 2008; and
(b) for a stormwater drain – means the relevant local government.

**slope down** means TBA (the same as capped slope junctions).

**stormwater drain** means a pipeline used to receive, store, transport or treat stormwater.

**structure** has the meaning given by the Building Act but also includes for the purposes of this Part, a retaining wall, deck, pergola, swimming and spa pool, and water storage tank or the like.

**unobstructed vertical clearance** means the minimum unobstructed distance between the finished surface level, as depicted in Figures 4, 6 & 7, and the lowest part of an overhanging projection of a building or structure, for example, the frame of a deck or eaves of a building.

**water mains** means a conduit or pipeline to convey potable water supplied by a service provider.

**zone of influence**, of a building or structure means the area taken to be loaded by the footings or other loadbearing elements of the building or structure as depicted in Figure 1.
**Building work over or near a service**

**P1** Building work over or near a service or associated structure must not—

(a) adversely affect the function of the service or associated structure; or

(b) place any additional load on the service or associated structure.

**A1** The building work is for a class 1 building, a class 10 building or a structure; and

(b) the outer diameter of the pipes for the service is not more than 225mm; and

(c) either:

(i) the building work results in the zone of influence not being located within any service or any associated structures; or

(ii) the building work involves extending the base of the footings of the building or structure at least 300mm below the service or any associated structure; or

(iii) the footings of the building or structure are supported on bored piles or piers which:

(A) are installed not less than 1m measured horizontally from the service or an associated structure; and

(B) extend at least 300mm below the service or associated structure; and

(d) where excavation is carried out, a minimum cover of 600mm is maintained around all...
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**PERFORMANCE REQUIREMENT**

services; and
(e) compaction with a vibrating roller is not carried out within 600mm of any service.

Note:

For a class 2, 3, 4, 5, 6, 7, 8 or 9 building to comply with this Part, alternative solutions for P1 - P3 are required. A building application involving alternative solutions for P1 - P3 must be referred to a concurrence agency for assessment against P1 - P3.

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**Adequate access to service**

**P2** Building work must not block or otherwise obstruct access to the service for maintenance and repair of the service.

**A2**

(a) The building work is for a class 1 building, a class 10 building or a structure; and
(b) the outer diameter of the pipes for the service is not more than 225mm; and
(c) any wall, footing or floor of the building or structure is located at least 1m measured horizontally from the service; and
(d) where the service is located between the property boundary and a building or structure—the horizontal distance is at least 1.5m; and
(e) the service has a minimum unobstructed vertical clearance of 2.4m for the width of the horizontal distance in A2(d).

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**Access to associated structures**

**P3** Building work must not block or otherwise obstruct access to

**A3**

(a) The building work is for a class 1 building, a class 10 building or a structure; and
any associated structure for maintenance and repair of the associated structure.

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<table>
<thead>
<tr>
<th>PERFORMANCE REQUIREMENT</th>
<th>ACCEPTABLE SOLUTIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>building or a structure</strong>; and</td>
<td>(b) the outer diameter of the pipes for the service is not more than 225mm; and</td>
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<tr>
<td><strong>(c) building work is carried out to:</strong></td>
<td>(c) building work is carried out to:</td>
</tr>
<tr>
<td>(i) ensure a minimum <em>unobstructed vertical clearance</em> of 2.4m at all parts of the clear area for access covers, maintenance holes and pits, jump-ups and slope downs; and</td>
<td>(i) ensure a minimum <em>unobstructed vertical clearance</em> of 2.4m at all parts of the clear area for access covers, maintenance holes and pits; and</td>
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<tr>
<td>(ii) prevent ponding and allow water to naturally drain away from access covers, maintenance holes and pits; and</td>
<td>(ii) prevent ponding and allow water to naturally drain away from access covers, maintenance holes and pits; and</td>
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<tr>
<td>(iii) ensure a minimum <em>clear area</em> of 1.5m between any building or structure and maintenance holes or pits; and</td>
<td>(iii) ensure a minimum <em>clear area</em> of 1.5m between any building or structure and maintenance holes or pits; and</td>
</tr>
<tr>
<td>(iv) ensure any jump-ups and slope downs maintain a clear area outwards at least 1m from any building or structure, and</td>
<td>(iv) ensure any jump-ups and slope downs maintain a clear area outwards at least 1m from any building or structure, and</td>
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<tr>
<td>(v) ensure access covers for the service-</td>
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<tr>
<td>(A) are not covered by fill; and</td>
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</tr>
<tr>
<td>(B) have a clear area of 1m maintained, measured outwards from the access cover.</td>
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</table>
FIGURE 1
Example of A1(c)(i)
FIGURE 2
Example of A1(c)(ii)
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FIGURE 3
Example of A1(c)(iii)

Dwelling or other structure

Bored pile or pier

Service

Footing

Boundary

1m

300mm
FIGURE 4
Example of A2

Dwelling or other structure

Wall, footing or piles/piers

Finished surface level

1.5 m min

2.4 m

1 m

Service

Boundary
FIGURE 5
Example of A3(c)(v)

Dwelling or other structure

Access cover

Clear area

1m clear

1m clear

Finished surface level

Access cover (if round)

Access cover (if square)

Clear area

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FIGURE 6
Example of A3(c)(i) & (c)(iii)
FIGURE 7
Example of A3(c)(i) & (c)(iv)
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FIGURE 8
Example of A1(d)