



Build Over Guide

Who do I contact?

This brochure is a general guide. Not all structures have been listed in this brochure. Please contact Melbourne Water - Asset Services for further information regarding structure requirements, build-over agreements and conditions. Applications can be posted to:

Postal address:
Asset Services
Melbourne Water Corporation
PO Box 4342 Melbourne Victoria 3001

Email address:
assetservices@melbournewater.com.au

Web Site:
www.melbournewater.com.au

General Melbourne Water Enquiries 131722

Asset Services Enquiries 9235 1414

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Melbourne Water must give consent for any structure to be built over or near any of its underground assets or easements.

Quick tip:
For informaion on underground assets, please call **Dial Before You Dig on 1100**

What is a Build Over?

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

*Assets include:

- Easements
- Sewage pipes
- Drainage pipes and Channels
- Water mains
- Access pits/Man holes.

Melbourne 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.

For any new subdivision, Melbourne Water will seek as a minimum to have a 6m easement located centrally over the asset.

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

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

General Structure Requirements (Residential Purposes)

- No private underground services are to be laid within an easement. However, consideration may be given to services crossing the asset.
- A horizontal clearance of a minimum 5 metres is required if a structure is adjacent to a drainage channel.
- No structure must place additional load on the asset. For all structures the depth of the footings must be adequate to satisfy the angle of repose relative to the asset. Refer over page.
- Setback of buildings (including footings and eaves) shall be the greater of the following criteria:
 - Must be set outside the easement, or
 - A minimum offset of 5 metres horizontally clear of the outside edge of the assets.¹ (Under section 148 Water Act)
- A horizontal clearance of **2 metres** is required for utility services adjacent to a Melbourne Water access pit
- Small sheds proposed with maximum floor area within the easement less than 4m² will be considered, dependant on overland flow requirements
- A minimum soil cover of 850mm must be maintained over the asset.
- Acceptable hardstand areas are new Bubbule pavers set on a sand and crushed rock base, or
- Concrete driveways (domestic) not exceeding a 100mm thickness.

Approval will not be granted if the proposed structure obstructs overland flow. Guidelines for development in flood prone areas can be found at melbournewater.com.au

Industrial/Commercial Property

- No building/structure will be considered within any easement or 5 metres either side of Melbourne Water's asset.

Utility Installation

Separate conditions are applicable for utility cables/pipe installations near, or crossing Melbourne Water assets/ easements. Refer to Melbourne Water's Utilities Installation Brochure or contact Melbourne Water – Land Management for further information.

Build over application

Any submitted build over applications should include the following information:

- Completed build over application form*
- Structure type and specifications
- Structure location within the property
- General dimensions and clearances
- Footing details (type/depth etc)
- Survey plans of the property

Build over submissions will attract a standard application fee.

*Build over application forms can be found at melbournewater.com.au

¹ For site specific restrictions, case by case will be considered.

What Needs Approval?

All structures to be built/dismantled near a Melbourne Water asset require Melbourne 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
- Car Ports
- 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.

Structures Near Assets

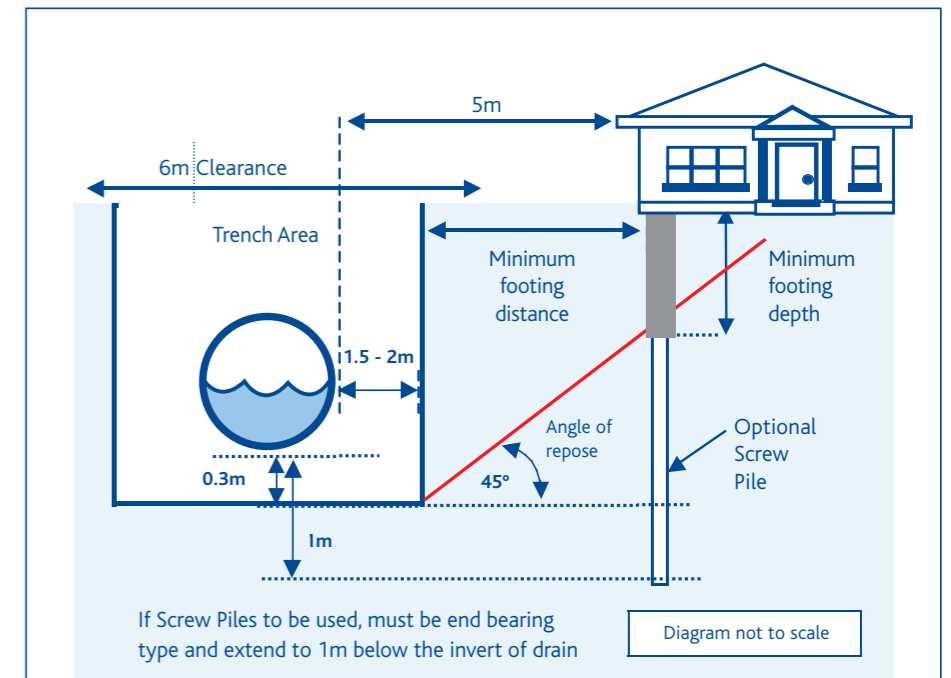
Structures built near assets are required to meet Melbourne Water's foundation criteria and overland flow path standard clearance requirements to ensure the safety of the proposed structures and existing pipe networks.

Structures on or above assets

Generally structures are not permitted over Melbourne Water 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 below diagram shows how to calculate minimum footing depth and footing distance. Footings must meet or exceed these minimum requirements.



If Screw Piles are to be adopted, evidence will need to be supplied by a qualified engineer indicating that the footing will not be affected from any excavation work undertaken by Melbourne Water abutting the Screw Pile

