

Construction in the Vicinity of and Protection of the City's Network Assets Policy

1 Purpose

Under Section 59A of the *Local Government Act 1993* (the Act), the City of Coffs Harbour (City) is the owner of all works of water supply, sewerage, and stormwater drainage installed in or on land by the City (whether or not the land is owned by the City). The Act provides the City access to any land required to operate, repair, replace, maintain, remove, extend, disconnect, improve or do any other things that are necessary or appropriate to any of its works to ensure the works are used in an efficient manner and for appropriate purposes. This policy also covers the City's communication network.

Unrestricted construction activities close to network assets can increase the probability of damage to those assets. It could restrict access to the assets and increase the cost of their maintenance and repair. This policy details the requirements for private construction activities in the vicinity of the City's Network Assets.

2 Policy

In order to protect the City's network assets the following applies:

- a) Construction activities in the vicinity of the City's network assets may be possible.
- b) Prior approval to carry out work in the vicinity of the City's network assets is required. This approval is a condition of any development approval.
- c) If the City or Private Certifier approves construction activities in the vicinity of a network asset, it must comply with measures set out in the policy and procedure to safeguard the integrity of the network asset and the structure.
- d) The proponent will provide to the City or Private Certifier a report and plans from a Certified Practising Structural Engineer certifying that the design of the proposed structure does not place additional loading on the City's network assets.
- e) Reports and plans from building designers/contractors will not be accepted.
- f) Construction activities **OVER** sewer rising mains, major sewer trunk mains, stormwater mains, water mains, recycled water mains, City's communication network, sewer junctions, inspection shafts, manholes, pits or in easements is prohibited.
- g) Where construction activities are carried out on public land the procedure outlines the requirements to locate and protect the City's network assets.

This Policy will be applied by following the City's *Construction in the Vicinity of and Protection of the City's Underground Assets Procedure* which specifies in detail the processes and matters to be considered.

3 Definitions

Underground Asset: Network Asset Any underground pipe, valve, pit, main, shaft or structure etc. owned by Council.

Sewer Pipes: any pipes that convey sewage by gravity.

Sewer Rising Mains: pipes that convey sewage under pump pressure.

Water Mains: pipes that convey drinking water under pressure.

Recycled Water Mains: pipes that convey recycled water under pressure.

Communication network: conduits that carry the City’s optic fibre network and other associated infrastructure

Stormwater Pipes: any pipes that convey stormwater by gravity.

Inspection Shaft: This is the pipe rising to ground level that defines the connection point between the owner’s pipes and the City’s sewer assets.

Manhole: Used to provide direct access to the sewer system for maintenance activities. Manholes are located where sewer pipes change direction or approximately every 80 metres on straight sections. Manholes are usually constructed of concrete, are level and 50mm above the surrounding finished surface so that groundwater or surface water does not drain through the manhole lid.

Construction Activities: Any structures (e.g. buildings, houses, outbuildings, carports, garden sheds, retaining walls, pools, fences, driveways, water tank etc.), earthworks (e.g. cutting and/or filling, directional drilling etc.) or any other works that may have the potential to impact the City’s network assets.

Easement: Land dedicated for water supply, sewerage, drainage and the City’s optic fibre assets. Not all land has easements and not all assets are located in easements. If land has an easement it will usually be shown on the Deposited Plan and described in the Section 88b Instrument attached to the land title.

4 Key Responsibilities

Position	Directorate	Responsibility
Mayor	City of Coffs Harbour	To lead Councillors in their understanding of, and compliance with, this policy.
General Manager	Executive	To lead staff (either directly or through delegated authority) in their understanding of, and compliance with, this policy.
Director	Sustainable Infrastructure and Group Leader Strategic Asset Management	To communicate, implement and comply with this policy.
Water Services Team Leader	All Directorates	To plan, action, communicate, implement and comply with this policy as it relates to area of responsibility
City Officers	City of Coffs Harbour	To comply with this policy

5 References

- *Local Government Act 1993;*
- *Local Government (General) Regulation 2021;*
- *AS / NZS 3500 National Plumbing and Drainage Code;*
- *National Construction Code 2021 – Volume 3 – Plumbing Code of Australia*

6 Details of Approval and revision

- **Approval date:** 8/12/2022
- **Responsible Section:** Water and Sewer
- **Superseded policies/procedures:** N/A
- **Next review date:** 28/08/2025

Table of amendments

Amendment	Authoriser	Approval ref	Date
This policy was reviewed with the following amendments: <ul style="list-style-type: none"> Title changed from underground asset to network assets Altered distance of 120m to 80m from manhole to manhole Added 'usually' be shown on Deposited Plan as they are not shown on all DP's Added Private Certifier for approvals Changed dates on References 	Council	2022/298	08/12/2022

7 Appendix

- Construction in the Vicinity of the City's Network Assets Procedure