

Proposed Encroachment over SA Water Easements

This Fact Sheet outlines requirements to be observed when planning to build a structure or undertake works adjacent to or over a SA Water asset or easement. Details of existing easements are shown on your property Certificate of Title (available for a fee from www.sailis.sa.gov.au)

This information will assist in protecting SA Water's assets and your proposed works from damage and to ensure that you avoid the inconvenience and cost in removing encroachments that may impede access to an easement for SA Water's construction and maintenance purposes. - **Frequently Asked Questions at the back of this fact sheet.**

What is an encroachment over a SA Water easement

An encroachment can be a change in the land, land use, or may be a physical intrusion of a structure, or item into, over or under the land subject to a SA Water easement. Specific rules apply regarding the encroachment of structures and works adjacent to, into, over or under SA Water wastewater easements. Construction is not permitted over water easements and SA Water sewer access points, maintenance holes, maintenance shafts inspection openings and government inspection points.

Examples of the types of encroachments where approval is required:

Brick Fence	Eaves of Building	Residence	Tennis court
Carport	Excavation/Landfill	Retaining Wall	Timber Decking
Commercial Building	Garage	Shed	Verandah/Pergola
Concrete/Paving	Rainwater Tank	Swimming Pool or Spa	

Advice of proposed building work

If you intend to carry out any work – such as construction of a new house, home extensions, retaining walls, erecting a shed, carport, pool, rainwater tank or excavation/landfill - you must provide SA Water with a building plan and a [Building Plan Application](#) at the same time you lodge an application and plan to Council for approval. Please advise SA Water if the Council requires any changes to the original plan.

When you submit a building plan application, one of SA Water's principal considerations is the location and impact of your proposed building works/encroachment in relation to SA Water assets and easements.

Additional information to be provided by the property owner

- £ Details (drawings where applicable) of the proposed encroachment – Refer below for links to examples of drawings;
- £ A site plan indicating the easement alignment and boundaries (detailed on the property Certificate of Title);
- £ For public utility installations located within the easement call 1100 (Dial Before You Dig) or visit www.1100.com.au to obtain this information;
- £ For detailed information on the location, alignment and depth of SA Water water/wastewater mains and assets within the easement – Call 1300 884 037 to obtain this information.

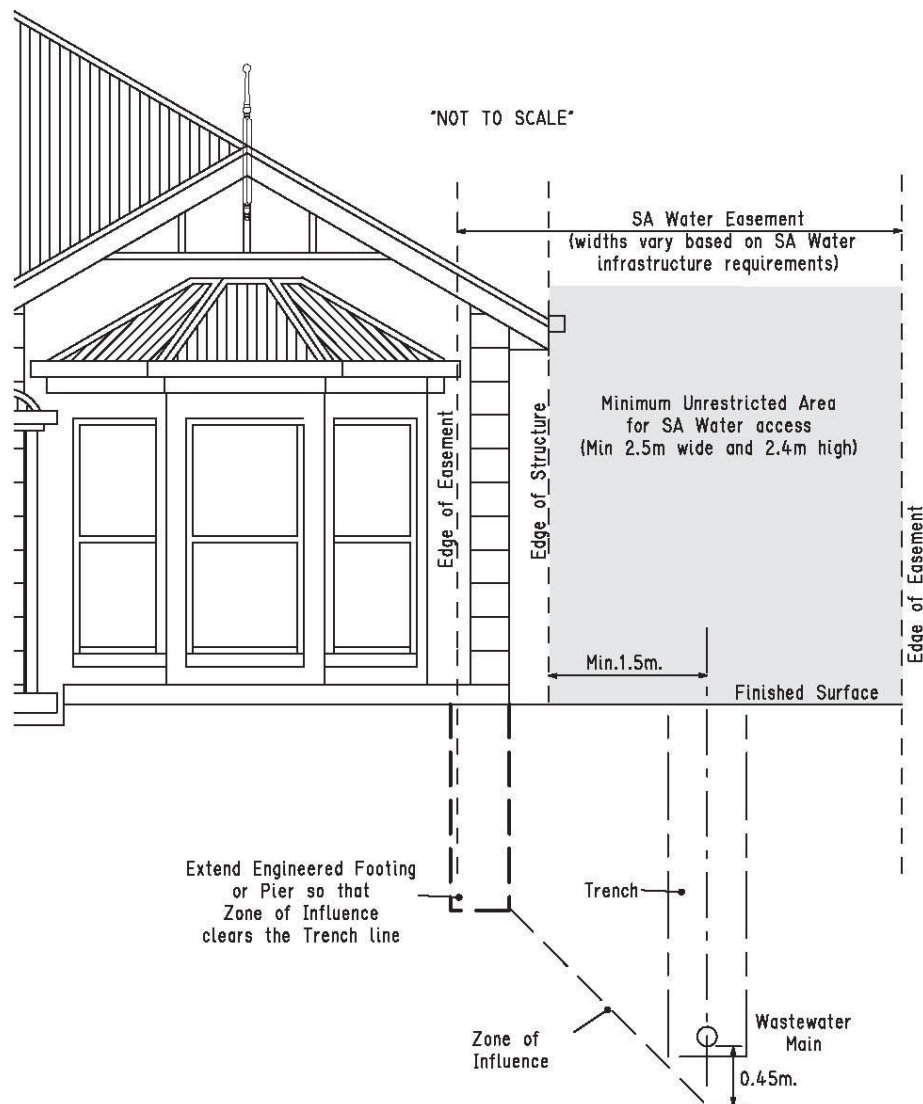
Drawings

Select any of the following drawings to view examples of structures and the conditions associated with their proposed encroachments over SA Water Easements and Assets.

- Drawing 1** Residence, home extension, commercial building over an easement but **not over a wastewater main.**
- Drawing 2** Shed, carport, verandah, pergola etc. over an easement but **not over a wastewater main.**
- Drawing 3** Shed, carport, verandah, pergola etc. over an easement and **over a wastewater main.**
- Drawing 4** In ground pool, spa, tank etc. over an easement but **not over a wastewater main.**
- Drawing 5** Concrete sleeper retaining wall over an easement and **over a wastewater main.**
- Drawing 6** Timber Decking over an easement and **over a wastewater main.**

Drawing 1

Proposed structures (e.g. residential, commercial) encroaching over or into an SA Water easement but not over an existing or future SA Water wastewater main.



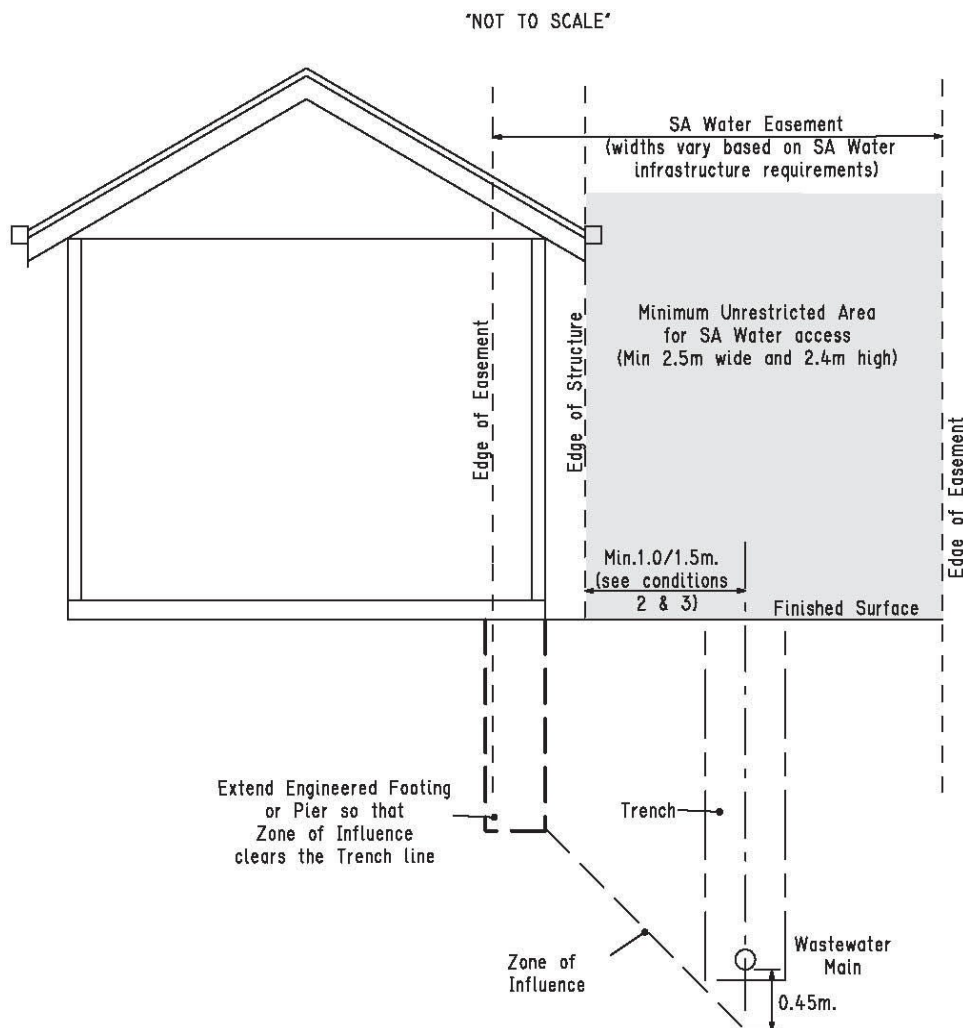
Design conditions to be observed:

1. The Engineering Design for the structure (footing/other load) must ensure that the Zone of Influence will be clear of the adjacent trench line for an existing or future wastewater main;
2. A minimum 1.5 metre horizontal clearance must be maintained from the edge of the unrestricted access area to the centre of the wastewater main;
3. If the finished surface within the SA Water easement area is to be poured concrete, it must be constructed of individual slabs 0.6 of a metre either side of the centre line of the wastewater main and no greater than 1.0 metre in length;
4. Maximum permissible length of an encroachment along an easement is 6.5 metres;
5. Where an easement does not currently contain a wastewater main, an application for encroachment will be assessed on a case by case basis.

Note: Other service utilities may also have infrastructure in the vicinity - please check.

Drawing 2

Proposed structures (e.g. sheds, garages, carports, verandahs, pergolas) either attached, free standing de-mountable or not easily de-mountable (refer Design Condition 3) encroaching over or into a SA Water easement but not over an existing or future SA Water wastewater main.

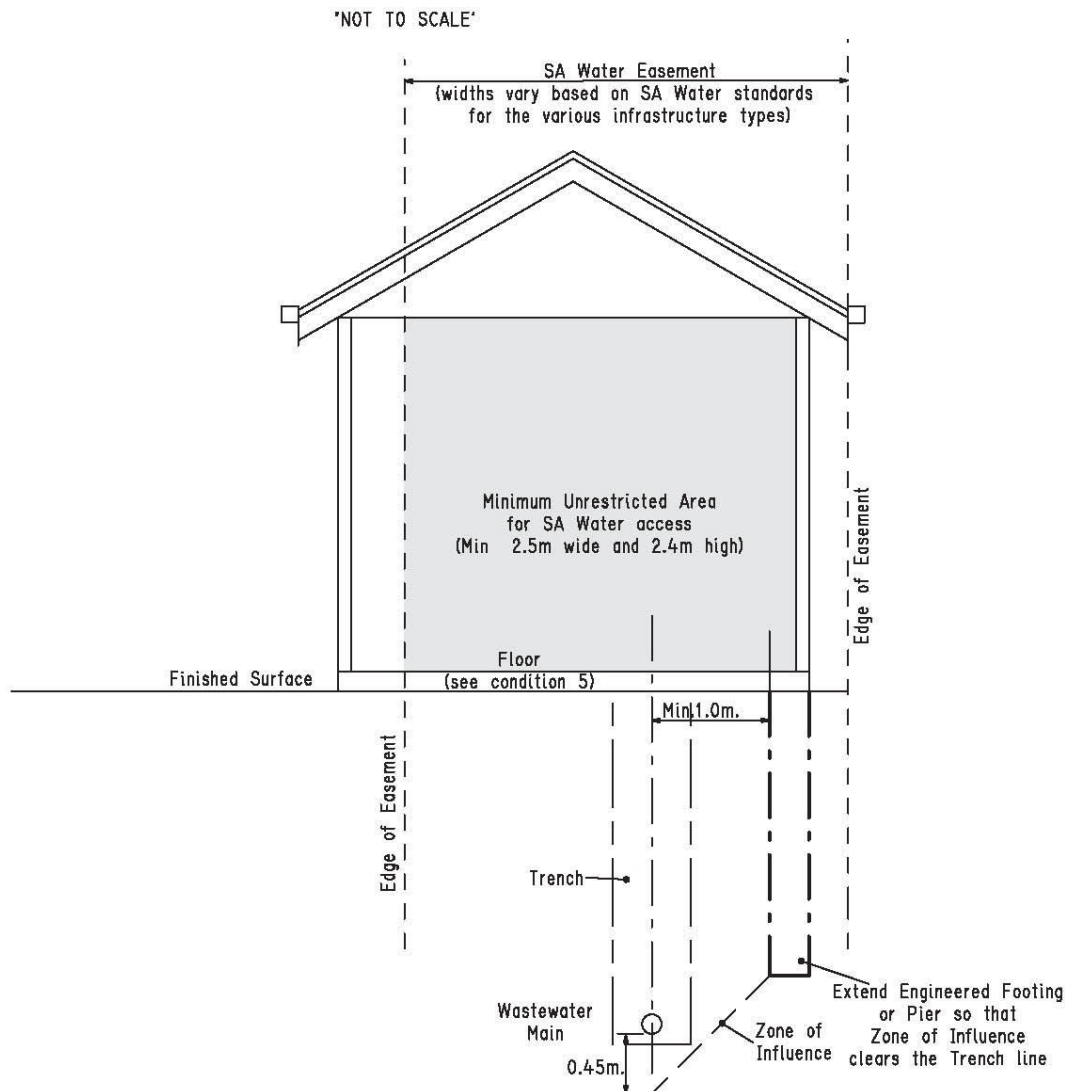


Design conditions to be observed:

1. The Engineering Design for the structure (footing/other load) must ensure that the Zone of Influence will be clear of the adjacent trench line for an existing or future wastewater main;
2. For easily de-mountable (non masonry) structures, a minimum 1.0 metre horizontal clearance shall be maintained from the edge of the unrestricted access area, to the centre of the wastewater main;
3. For not easily de-mountable structures (masonry type), a minimum 1.5 metre horizontal clearance shall be maintained from the edge of the unrestricted access area, to the centre of the wastewater main;
4. If the finished surface within the SA Water easement area is to be poured concrete, it must be constructed of individual slabs 0.6 of a metre either side of the centre line of the wastewater main and no greater than 1.0 metre in length;
5. Maximum permissible length of an encroachment along an easement is 6.5 metres;
6. Where an easement does not currently contain a wastewater main, an application for encroachment will be assessed on a case by case basis.

Note: Other service utilities may also have infrastructure in the vicinity - please check.

Proposed structures (e.g. sheds, garages, carports, verandahs, pergolas) either attached or free standing demountable, encroaching over a SA Water easement and over an existing SA Water wastewater main.

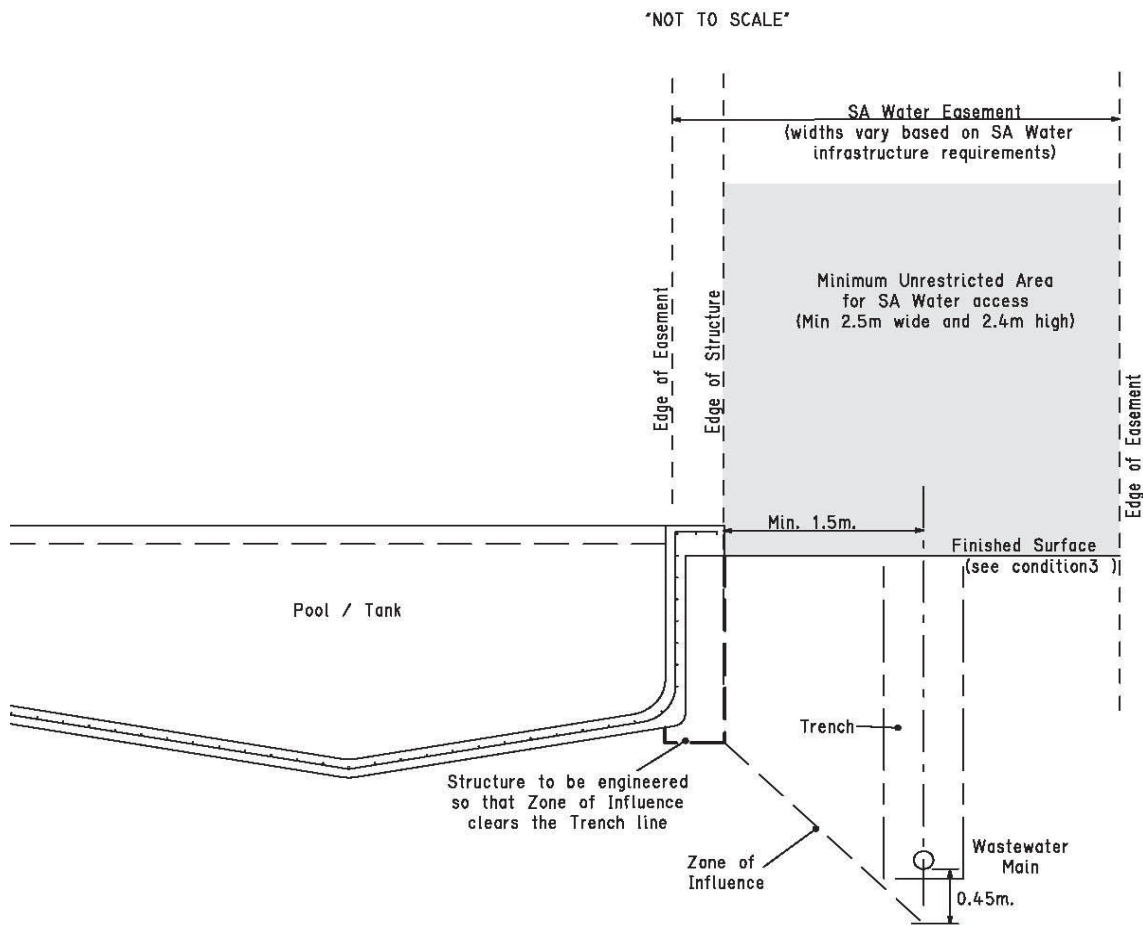


Design conditions to be observed:

1. Attached or free standing structures over a wastewater main must be easily demountable (e.g. non masonry construction);
2. The Engineering Design for the structure (footing/other load) must ensure that the Zone of Influence will be clear of the adjacent trench line for an existing or future wastewater main;
3. A minimum 1.0 metre horizontal clearance shall be maintained from a wastewater main to the closest wall or footing of the demountable structure;
4. Structure to be engineered to have minimum full height openings of 2.4 metres (e.g. all doors/panels) to enable SA Water full access to the easement;
5. Floor to be either loose laid paving or poured concrete. If the finished surface within the SA Water easement area is to be poured concrete, it must be constructed of individual slabs 0.6 of a metre either side of the centre line of the wastewater main and no greater than 1.0 metre in length;
6. Maximum permissible length of an encroachment along an easement is 6.5 metres;
7. Where an easement does not currently contain a wastewater main, an application for encroachment will be assessed on a case by case basis.

Note: Other service utilities may also have infrastructure in the vicinity - please check.

Proposed in-ground pools, spas, tanks etc encroaching into a SA Water easement but not over an existing or future SA Water wastewater main.

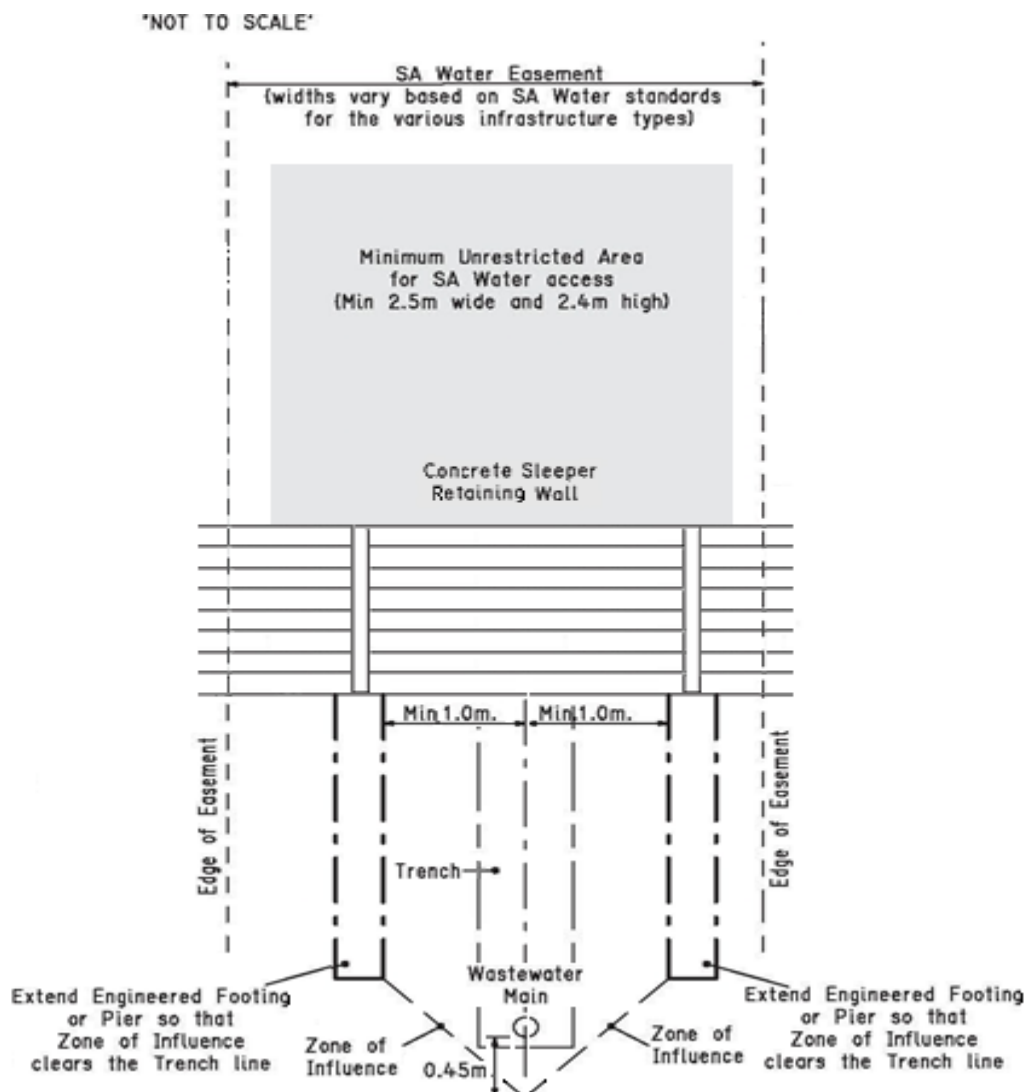


Design conditions to be observed:

1. The Engineering Design for the structure (footing/other load) must ensure that the Zone of Influence will be clear of the adjacent trench line for an existing or future wastewater main;
2. A minimum 1.5 metre horizontal clearance shall be maintained from the edge of the structure to the centre of the existing or future wastewater main;
3. If the finished surface within the SA Water easement area is to be poured concrete, it must be constructed of individual slabs 0.6 of a metre either side of the centre line of the wastewater main and no greater than 1.0 metre in length;
4. Maximum permissible length of an encroachment along an easement is 6.5 metres;
5. Where an easement does not currently contain a wastewater main, an application for encroachment will be assessed on a case by case basis.

Note: Other service utilities may also have infrastructure in the vicinity - please check.

Proposed concrete sleeper retaining wall or fence encroaching over a SA Water easement and over an existing or future SA Water wastewater main.

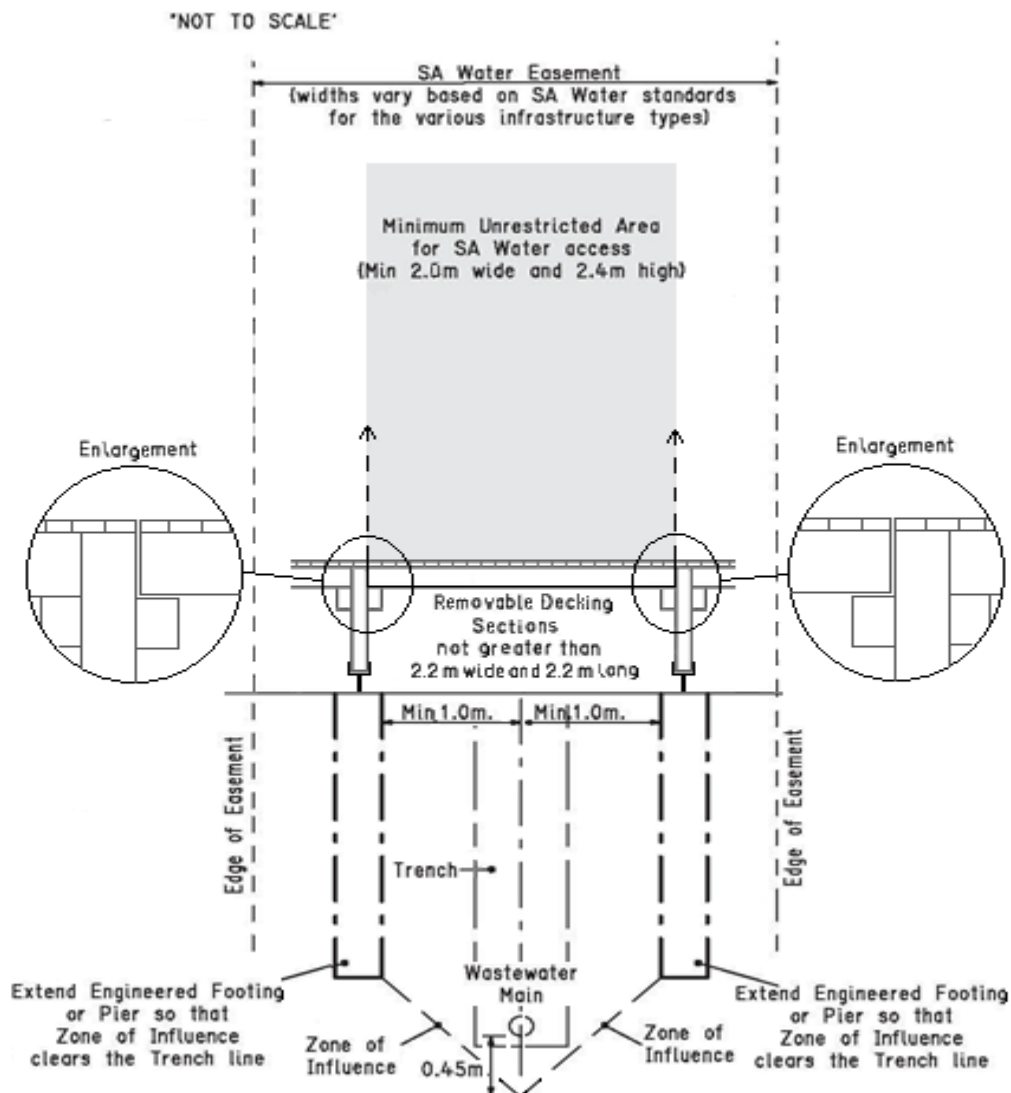


Design conditions to be observed:

1. Structures over a wastewater main must be easily demountable;
2. The Engineering Design for the structure (footing/other load) must ensure that the Zone of Influence will be clear of the adjacent trench line for an existing or future wastewater main;
3. A minimum 1.0 metre horizontal clearance shall be maintained from a wastewater main to the closest wall or footing of the structure
4. The retaining wall or fence must cross over the wastewater main at right angles;
5. A maximum of 1.0 metre fill can be placed over the easement, all wastewater access points must be raised to finished surface level by an accredited SA Water contractor.
6. A minimum of 0.6 metre cover shall be maintained over the wastewater main.
7. Where an easement does not currently contain a wastewater main, an application for encroachment will be assessed on a case by case basis.

Note: Other service utilities may also have infrastructure in the vicinity - please check.

Proposed timber decking encroaching over an SA Water easement and over an existing SA Water wastewater main.



Design conditions to be observed:

1. Structures over a wastewater main must be easily demountable;
2. The Engineering Design for the structure (footing/other load) must ensure that the Zone of Influence will be clear of the adjacent trench line for an existing or future wastewater main;
3. A minimum 1.0 metre horizontal clearance shall be maintained from a wastewater main to the closest wall or footing of the structure;
4. It is not permitted to build over wastewater access points;
5. Removable decking sections over the wastewater main shall not be greater than 2.2 metres wide and 2.2 metres long. Each removable decking section must be capable of being lifted in one piece and be designed to provide access without requiring tools;
6. Maximum permissible length of an encroachment along an easement is 6.5 metres;
7. Where an easement does not currently contain a wastewater main, an application for encroachment will be assessed on a case by case basis.

Note: Other service utilities may also have infrastructure in the vicinity - please check.

Frequently Asked Questions – Building Over Easement

- **What is an easement?**
 - An easement is a section of land registered on your property title, which gives someone the right to use the land for a specific purpose even though they are not the land owner.
- **How do I know if I have an easement is on my property?**
 - Details of easements are shown on your property Certificate of Title and Deposited Plan (available for a fee from www.sailis.sa.gov.au).
- **What is an encroachment?**
 - An encroachment can be a change in the land, land use, or may be a physical intrusion of a structure, or item, into, under or over the land subject to a South Australian Corporation easement.
- **What if SA Water requires access to the easement?**
 - SA Water requires free, unrestricted and unobstructed access to the easement for construction, maintenance and operational purposes;
 - SA Water will endeavor to provide a minimum of 2 days notice for any planned work that requires access to the easement. In an emergency SA Water will require immediate access;
 - Approved encroachments do not diminish SA Water’s rights to the easement and may be removed (if required) and will be reinstated;
 - Unapproved encroachments or property improvements that do not meet relevant building and engineering standards may be removed at the owners cost and will not be reinstated.
- **What infrastructure is located within the easement on my property?**
 - All public utility infrastructure located within easements can be identified by calling 1100 (Dial Before You Dig) or visit www.1100.com.au
- **What is the position, alignment and depth of the infrastructure?**
 - For detailed information on the location, alignment and depth of SA Water’s water or wastewater mains – Call 1300 884 037;
 - SA Water can assist in providing field data and information relating to water and wastewater infrastructure within easements, however accepts no responsibility for the accuracy of the information provided or for the interpretation of that information;
 - Property owners, occupiers or contractors must not access SA Water’s infrastructure in an attempt to verify depth or position of assets.
- **The SA Water easement located on my property contains no infrastructure – Can it be removed?**
 - Easements can be acquired to facilitate future SA Water works and systems growth and may not contain water or wastewater infrastructure for some time after the initial acquisition of the easement.
 - Investigation to relinquish unused easements can be requested by emailing propertyservices@sawater.com.au – (fees are applicable for this investigation).

- **I have an SA Water easement and intend to carry out building work;**
 - You must provide SA Water with building plan drawings, Certificate of Title and [building plan application](#) at the same time you lodge an application plan to Council even if your building proposal does not encroach upon SA Water's easement;
 - Please email your application to bpa@sawater.com.au
 - Specific rules apply regarding encroachment of structures and works adjacent to, into, over or under SA Water wastewater easements;
 - Construction is not permitted over water easements and SA Water sewer access points, maintenance shafts, inspection openings and government inspection points;
 - Please refer to our [Fact Sheet](#) for Proposed Encroachment over SA Water Easements technical design requirements;
 - SA Water's written approval must be obtained prior to commencing any building works.

- **How long will SA Water take to assess my building plan application?**
 - SA Water will respond in writing to your building plan application within 10 business days – there are no fees for this service;
 - Encroachment approvals are recorded formally as an encumbrance letter held by SA Water against the property account. This encumbrance letter will be provided upon request by a licensed conveyancer in the event of a property sale

- **What types of encroachments require approval?**
 - brick fence / wall;
 - building;
 - carport;
 - concrete paving;
 - eaves of building;
 - excavation / landfill;
 - domestic -
gas / water / wastewater
pipes / electricity and
telephone cables;
 - garage;
 - habitual structure;
 - rainwater tank;
 - residence;
 - retaining wall;
 - shed;
 - swimming pool or spa;
 - tennis court;
 - timber decking;
 - veranda / pergola;
 - any other structure;

- **Why are encroachments not permitted over water or pressurised wastewater mains?**
 - Encroachment on easements utilised for water supply or pressurised wastewater purposes are not permitted principally because for pressurised mains, the maximum easement width must be maintained to minimise site and structural damage in events of main failure under operating pressure.

- **What types of trees and shrubs can be grown on SA Water easements?**
 - SA Water has produced a fact sheet to assist customer's select tree and shrub species that minimise blockages caused by tree root intrusion. Please refer to the link below to access the fact sheet;
http://www.sawater.com.au/_data/assets/pdf_file/0006/53196/GuideTreePlantingAvoidBlockages2011.pdf