

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.

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

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. Click 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**.

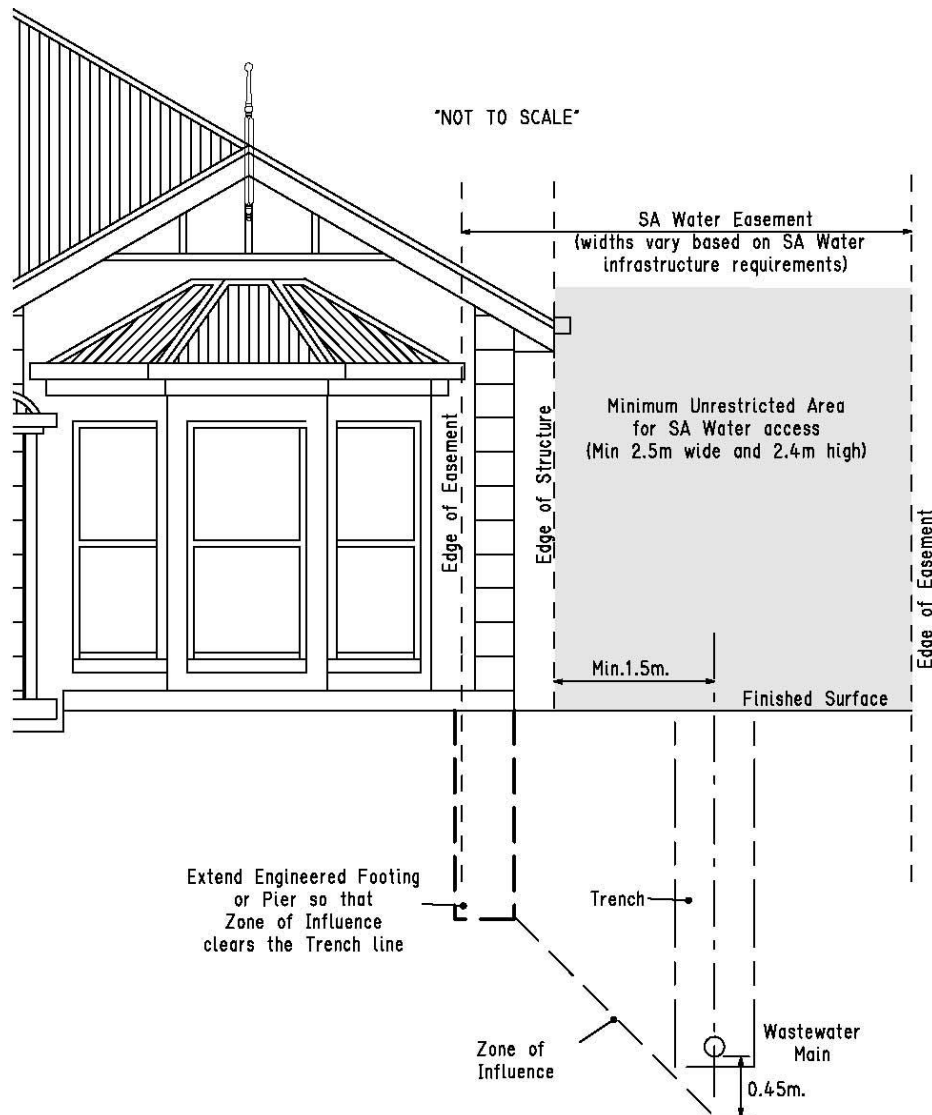
Drawing 2 Shed, carport, verandah, pergola etc. over an easement but **not over a wastewater main**.

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 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.



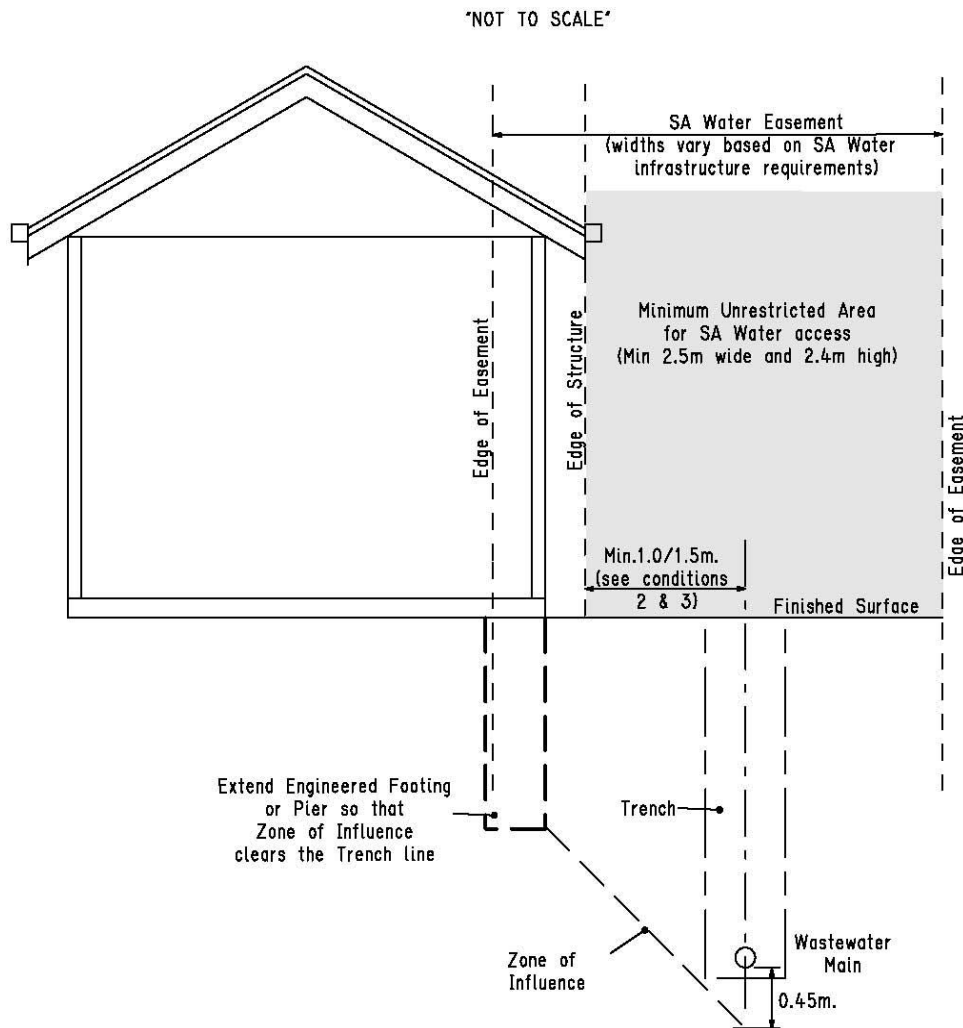
Design conditions to be observed:

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, applications for encroachments 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.



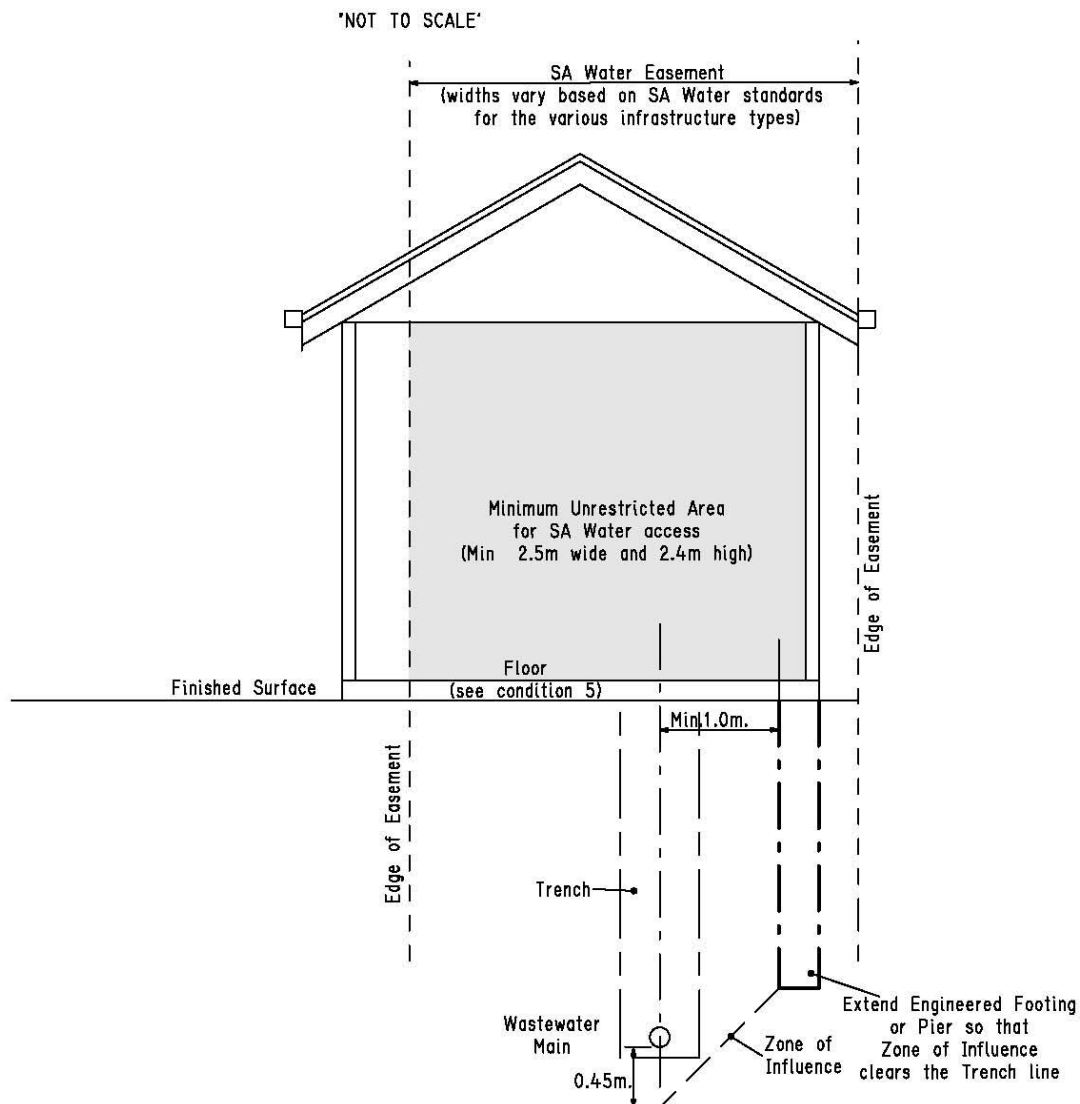
Design conditions to be observed:

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, applications for encroachments will be assessed on a case by case basis.

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Drawing 3

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 or future SA Water wastewater main.



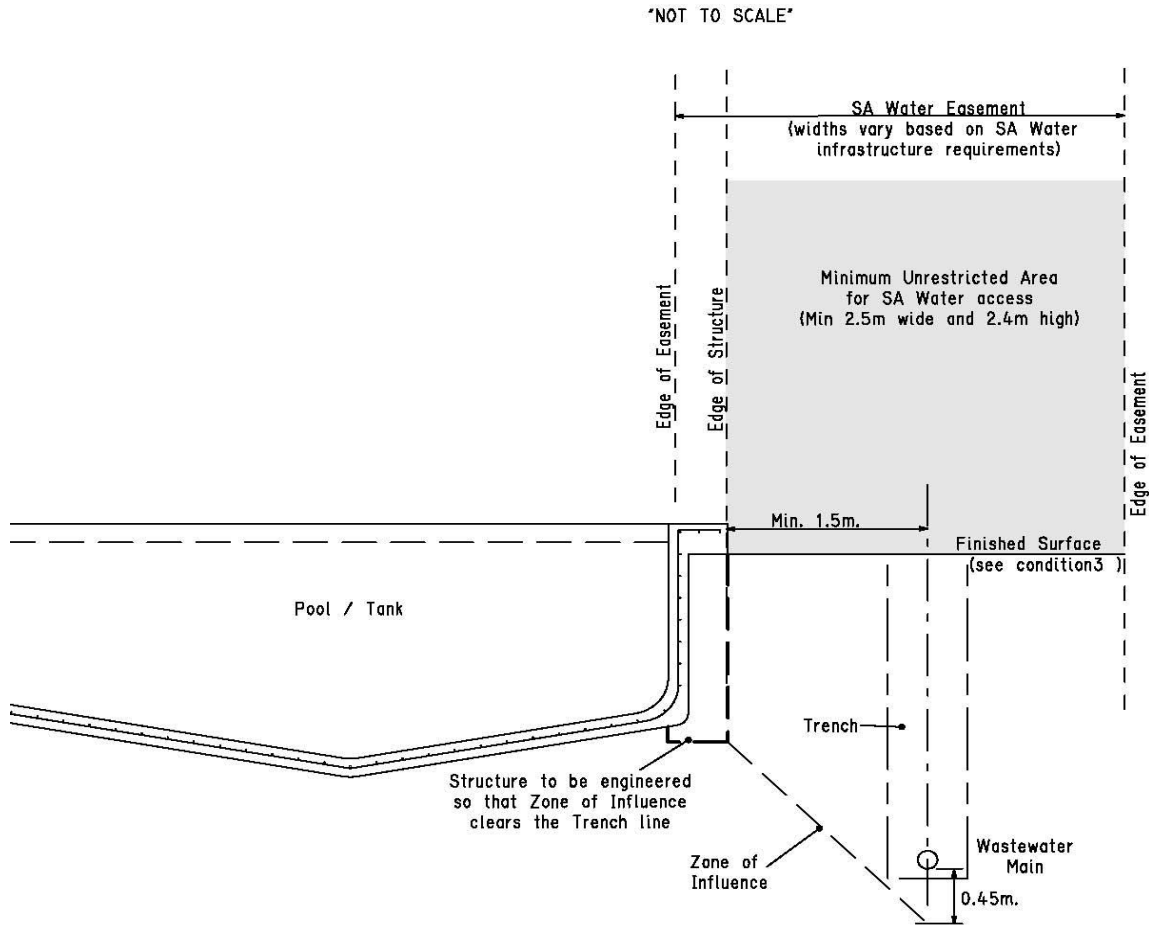
Design conditions to be observed:

1. Attached, 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, applications for encroachments will be assessed on a case by case basis.

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Drawing 4

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;
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