

Build over guidelines for pressure sewer assets

Guidelines for proposed works adjacent to Water Corporation assets up to and including 225mm diameter.

Works over all pressure sewer tanks are not permitted as 24-hour unobstructed access is required. New pressure sewer tank installations adjacent to an existing and a new structure require a minimum:

→ 2.0m horizontal clearance from the outside edge of the pressure sewer tank cover to any existing structure/building or footing/foundation.

Note: The 2.0m horizontal clearance may be reduced to 1.0m horizontal clearance, by assessment from South East Water with approved plans from a structural engineer at the customer's costs. These plans must demonstrate that the building/footings will not place any load upon the pressure sewer tank, and also that any potential pressure sewer tank replacement will not undermine the building/footings.

→ Footings/foundations must extend to a minimum depth to the angle of repose to the invert level of the pressure sewer tank, to ensure that no additional load will be placed on the sewer tank by the new structure/building.

→ 3.0m horizontal clearance from any opening window or door.

→ 500mm horizontal clearance from the outside edge of the pressure sewer tank cover to the property boundary line (where achievable due to existing structure/building or landscape).

→ 500mm minimum horizontal clearance from the boundary line or structure/building to pressure sewer discharge pipe (where achievable due to existing structure/building or landscape).

Note: Build over approval is required for any construction within 1.0m of any pressure sewer discharge line.

→ Build over for pressure sewer discharge pipe can be given, if the discharge pipe is installed by directional drilling under centre of an existing garage/carport new garage/carport construction must have a minimum 500mm horizontal clearance from an existing pressure sewer discharge line to gain build over approval.

Note: No habitable structures are to be built over a pressure sewer discharge line.

→ 500mm horizontal clearance from the outside edge of the pressure sewer property boundary kit to any structure will be required, to ensure clear access.

→ Pressure sewer tank level must remain 75mm above the new surface level, to ensure no ground water influx into the tank. Where alteration works are applicable the works are to be carried out by the relevant water corporation at the owner's expense.



Note: Pressure sewer tanks can only be accessed, altered or maintained by the relevant water corporation's authorised personnel.

All pressure sewer build overs are at South East Waters discretion; the above information is to assist property owners, designers, builders and plumbers ensure that South East Water's requirements are met when considering any new construction or installation.

This guideline is subject to change at any time.

