

CUSTOMER GUIDE: Building Near Water Corporation Assets FAQs

My application was recently declined. Can I have it reassessed against the new guidelines before they start on 4 March 2024?

Yes, if you believe your application meets the requirements of the new guidelines, we can reassess it against the new guidelines.

Why have the guidelines been changed?

The build over guidelines were last reviewed in 2014 so it was time to review them. With the recent review, we've made requirements clearer to ensure sewer and water assets are protected from damage and allow field crews to work safely when undertaking works. The guidelines are also there to help you, or future customers living in the property, avoid or minimise the cost and inconvenience of removing structures, and ensure the structure's integrity when we need to do maintenance close by or in easements.

We've also included requirements for building near or over new assets of ours such as pressure sewers.

When do the new guidelines take effect?

The new guidelines take effect from Monday 4 March 2024. This means any applications you submit from 4 March 2024 onwards must meet the new guidelines.

I've been working on these plans for a long time now and having to adopt the new guidelines will delay my project. Can I apply the existing rules to my plans?

If your plans were designed to the old guidelines, please let us know so that we can assess your application against the old guidelines. This exemption will be available until 30 June 2024.

If I've already received a building/planning permit, do I need to amend my plans?

Even if your plans have been approved by another authority like council, it's essential that they also meet our guidelines for building over or near our water and sewerage assets. These requirements won't be taken into account by other authorities.

Before proceeding with your project, you'll need to review your plans against our guidelines and submit an application to us.

I'm in the middle of the design process. Will I need to incorporate the changes to the guidelines into my designs?

If your plans were designed to the old guidelines, please let us know so we can assess your application against the old guidelines.

Do I have to do anything to the application I already submitted to you?

If you've already submitted an application for us to review, we'll assess it against the old guidelines. Only applications submitted on or after 4 March 2024 will be assessed against the new guidelines.

What's changed in the new guidelines?

There have been many changes so it's best to review your plans for the structure you plan on constructing against the relevant section(s) of the new guidelines.

What if I have further questions regarding the new guidelines?

If you have any questions about the new guidelines, please contact us at SEWProperty.Development@sew.com.au