

Building authorisation

Development Services – information sheet 10

Any person proposing to build any structure in an area served by either a Water Corporation water or sewer main must obtain the Corporation's approval and pay any prescribed application fee prior to commencing construction. Please refer to our [building application fees information sheet](#) for more information.

Legislative base

Section 148 Metropolitan Water Supply Sewerage and Drainage Act 1909

Section 41A Country Towns Sewerage Act 1948

Section 43A Country Areas Water Supply Act 1947

This requirement is necessary to:

- Protect Water Corporation assets, when buildings are constructed. This has become more important due to the increased tendency for buildings to be built close to property boundaries and hence closer to the pipes.
- Ensure the pipes are clear of building developments to protect access for maintenance or replacement and ensure the building load does not damage the pipe.
- Ensure that any industrial discharge does not damage or contaminate the water and sewer mains.
- Identify and arrange for the individual assessment of headwork contributions where a proposed development will place an additional demand on the existing infrastructure or require new or additional property connections.

Matters for consideration

- The Corporation's infrastructure, (water and wastewater services) are adequate for the proposed building or development. In some circumstances it will be necessary to extend or enlarge the existing network and connections to the property.
- Wherever possible all survey levels provided should be in Australian Height Datum (AHD) as it assists in ensuring the building can be adequately served by the sewer, and makes the design of piling easier. This is particularly important where the ground level has been altered.
- Builders are responsible for establishing the location of sewer connection points prior to starting any works. In the event that the connection point cannot serve the proposed building or the connection point is not located in the correct position the builder will be responsible for any additional works necessary. This is particularly important in the redevelopment of lots in older suburbs.¹
- In some circumstances the builder may need to have the location of the Corporation's pipe work confirmed by survey. If any proposed building is within 3 metres of a pipe it is recommended that you seek advice from the Corporation or a surveyor prior to any detailed design.
- Where an **easement is required as a condition of subdivision** or there is pipe work within the land that meets any of the following criteria, the location of the main is to be confirmed by a surveyed measurement:
 - There is no offset measurement provided, or
 - The main is greater than 300mm diameter, or
 - The main passes through the land at an angle, or
 - The main is a pressure main

¹ For further information refer to the [reporting of lost sewer junctions](#) and [survey requirements for building developments](#) information sheets.