

Build over or near stormwater guideline



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Guideline - Version 1.2 – 3 July 2023

This manual provides information about acceptable clearances from proposed building work structures to stormwater pipes, that are Performance requirements of the *Queensland Development Code M.P.1.4*.

Background

Building work that impacts on stormwater infrastructure may require a request for referral agency advice from Council, as part of a building approval. This is required as outlined within the *Building Act 1975*, the *Planning Act 2016*, and the Development Assessment Rules.

As building certifiers are the assessment manager for building applications, it is recommended you engage with a building certifier prior to requesting advice from Council. The building certifier will be able to advise you if a request for referral agency advice is required.

Council will provide a referral agency response through the Standard assessment service.

Information about the service offered is available on Council's website.

Standard assessment

A Council Engineer will complete a full assessment against the *Queensland Development Code M.P.1.4* for the proposed building works and provide a referral agency response. This service can be requested by the online form.

Damage to Council's infrastructure

Any damage to Council infrastructure should be immediately reported to Council's contact centre on 3403 8888. Repairs to Council's infrastructure may only be undertaken with the authority of Brisbane City Council.

Closed Circuit Television (CCTV)

Detailed survey of the stormwater pipe/s and a Closed-Circuit Television (CCTV) is a mandatory requirement for both request types at lodgement and after construction occurs.

Information around timing and how to provide this information is available on our website.

Technical drawings and information

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Clearances

Figure 1 - Clearances to footings or foundations

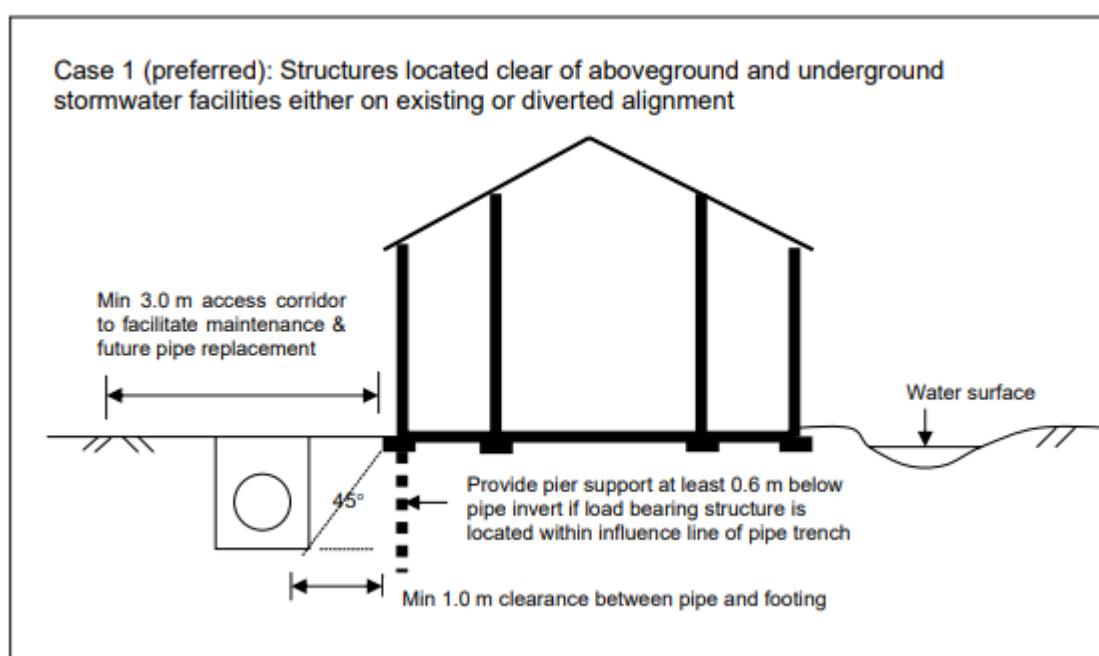


Figure 2 - Clearances continued

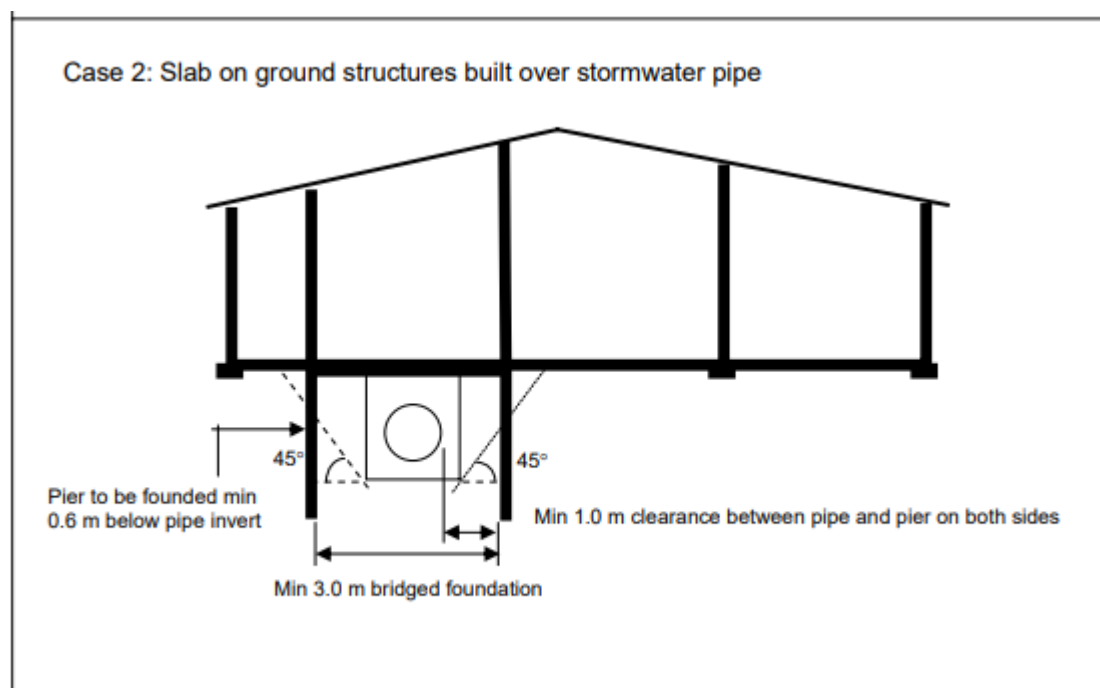
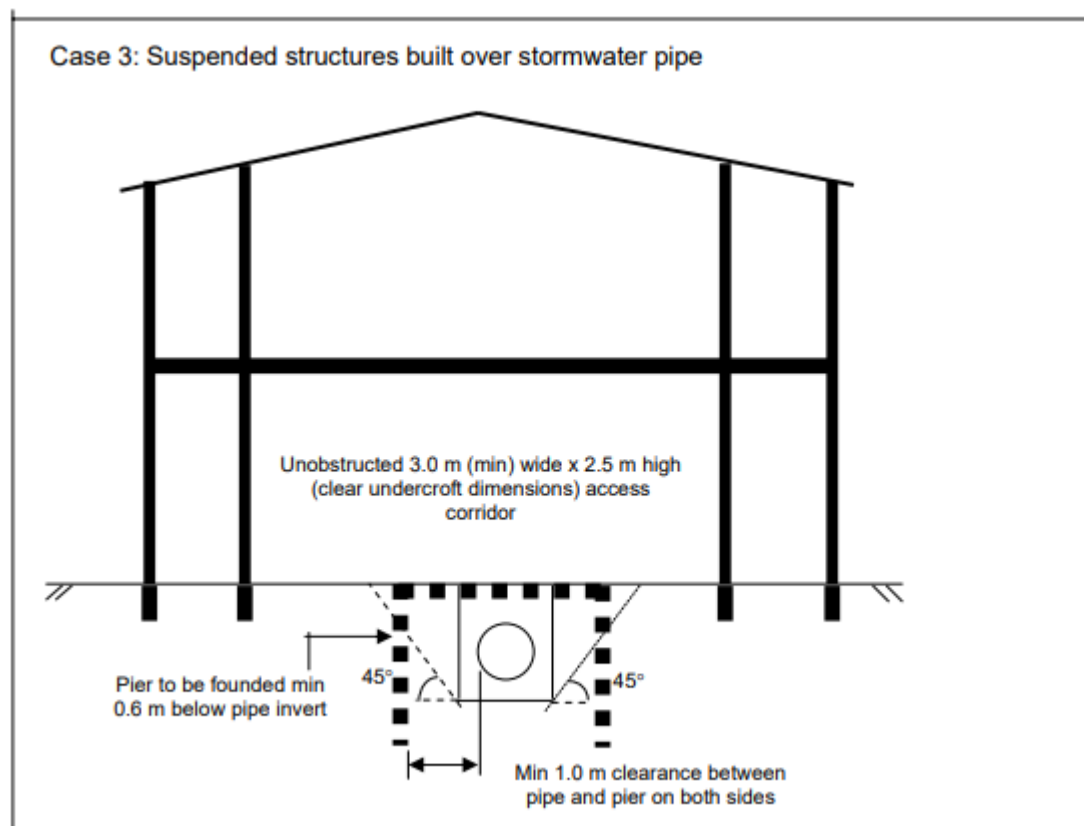


Figure 3 - Clearances continued

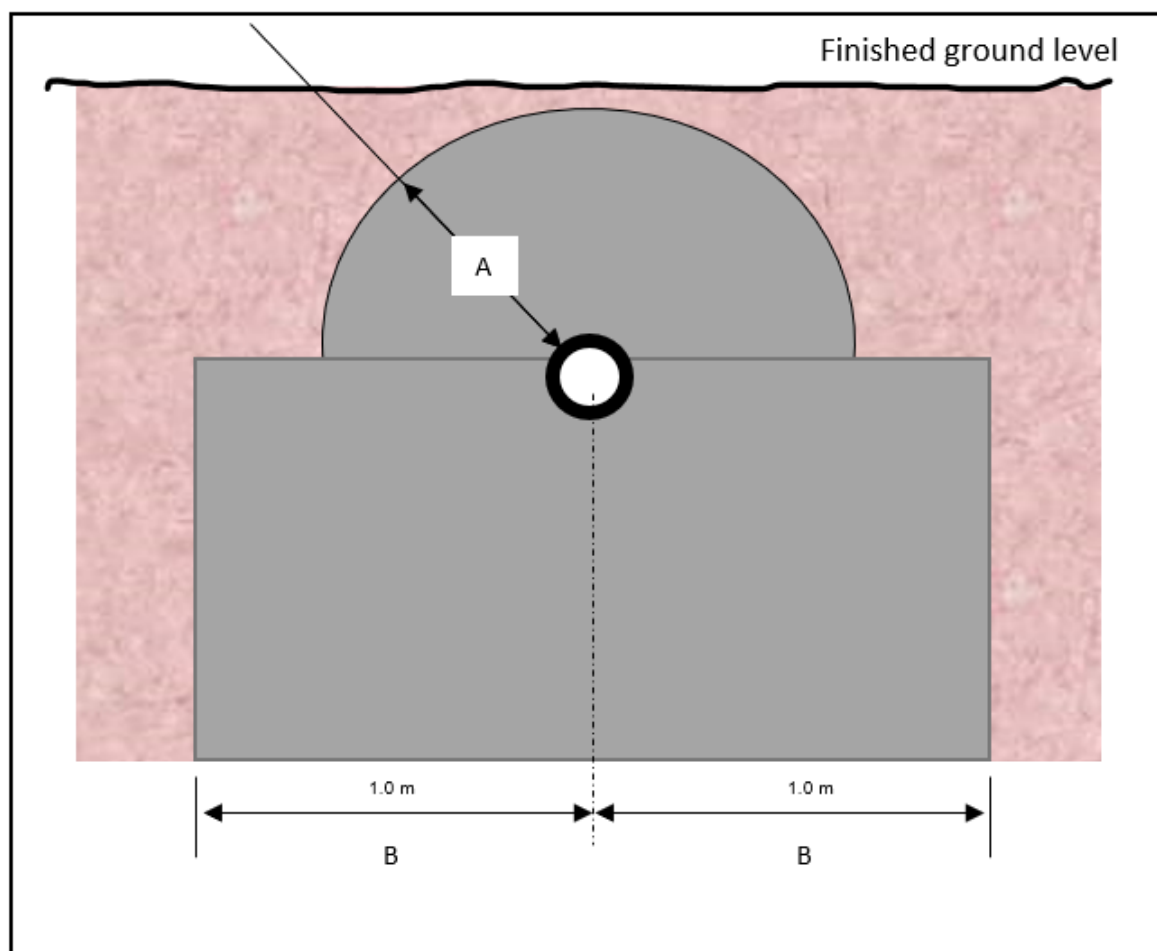
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Excavations

Figure 4 - Excavation Clearances

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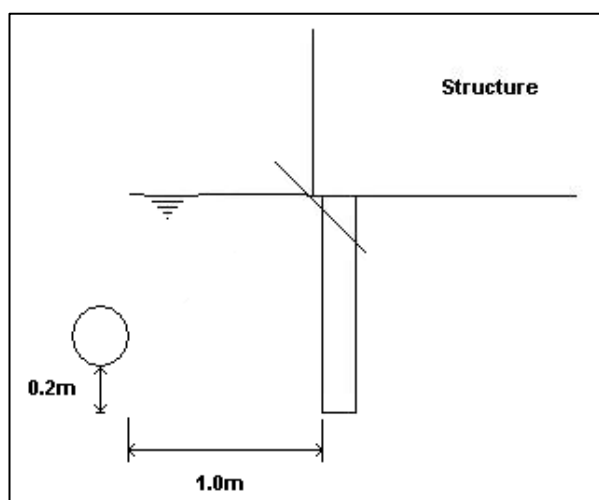
Clearance above storm water

A = Minimum cover as specified in [Queensland Urban Drainage Manual](#) (QUDM)

Clearance below storm water

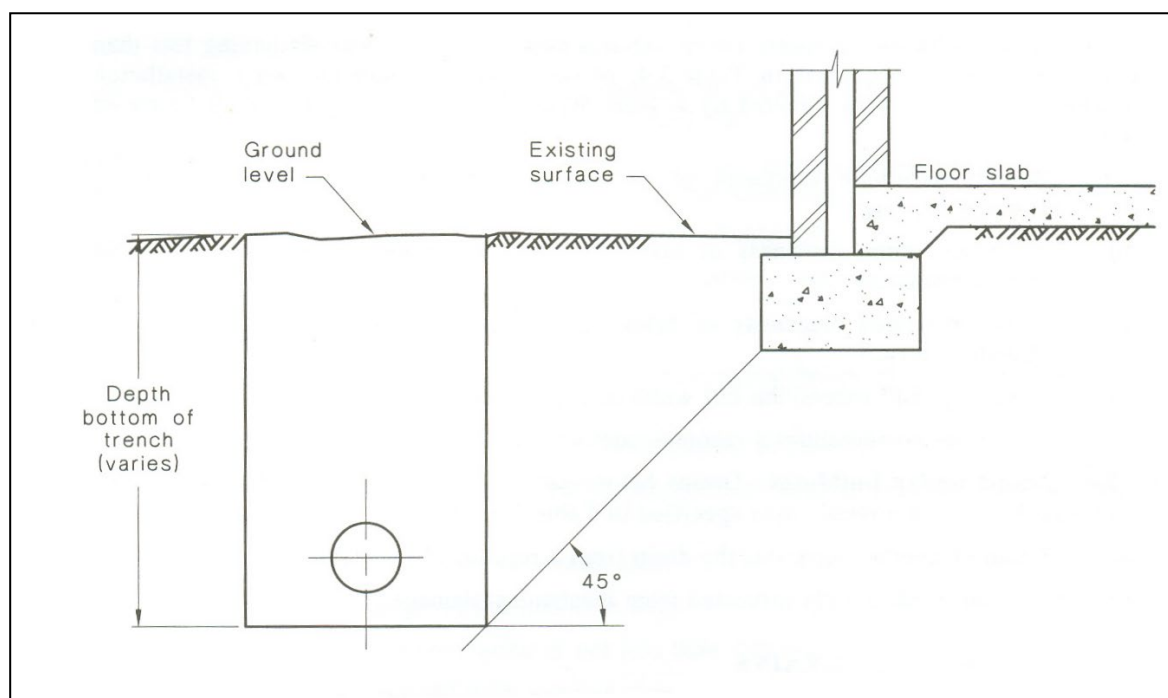
B = Excavation taken below the level of the storm water is at least 1m horizontally clear of the storm water

Figure 5 – Minimum Clearance details (For pipes adjacent to buildings)



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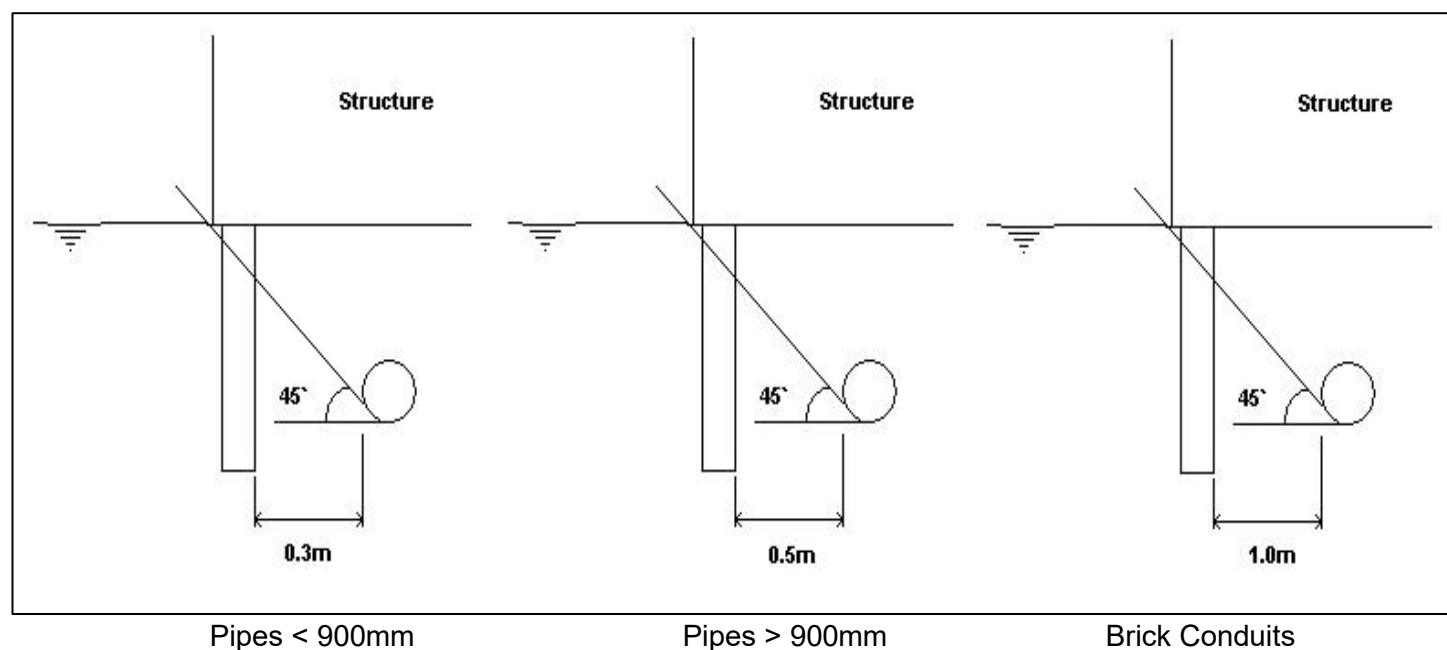
Figure 6 - Clearance



Note: **For all pipes located beneath dwellings**, excavated footings must be founded below influence lines of the subject pipe. Horizontal clearances shall be a minimum of 0.3m for concrete pipes (including flexible pipe such as polyethylene pipes, etc) <900mm diameter; 0.5m for concrete pipes > 900mm diameter; 1.0m for any brick conduits.

Figure 7 – Minimum Clearance details (For pipes located under buildings)

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Minimum cover

Table 1 - Minimum cover required for stormwater mains

Stormwater Main Location	Minimum Cover (m)
Not subject to traffic loadings.	0.60
Subject to traffic loadings.	0.75
Under Bridging or concrete slabs.	0.30