Guideline

D-GDE-STD-001
Seqwater Network Consent Guideline*

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* Incorporating guidance for local governments integrating the Energy and Water Supply state interest in a planning scheme.

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Contents

1. Who is Seqwater

Seqwater is a Queensland Government statutory authority responsible for the provision of bulk water supply for South East Queensland. This is essential to ensuring a safe, secure and reliable drinking water supply for over three million people across South East Queensland. Seqwater also provides essential flood mitigation services for the region, manages catchment health and community recreation facilities at its dams, and provides water for irrigation to around 1200 rural customers across seven water supply schemes.

The authority is one of Australia's largest water businesses with the most geographically spread and diverse asset base of any capital city water authority in the country.

With operations which extend from the New South Wales border to the base of the Toowoomba ranges and north to Gympie, Seqwater manages more than $11 billion of water supply assets and the natural catchments of the region's major water supply sources. This includes dams, weirs, conventional water treatment plants and climate resilient sources of water through the Gold Coast Desalination Plant and the Western Corridor Recycled Water Scheme.

Twelve of the largest treatment plants are connected by the SEQ Water Grid, a 600 kilometre pipeline network which allows water to be transported to where it is needed most. Seqwater also operates systems of bulk raw water and irrigation water within the South East Queensland Region.

Seqwater is also planning the expansion and augmentation of its SEQ Water Grid including the need for additional water sources, treatment plants and pipelines to allow for continued growth in demand into the future.

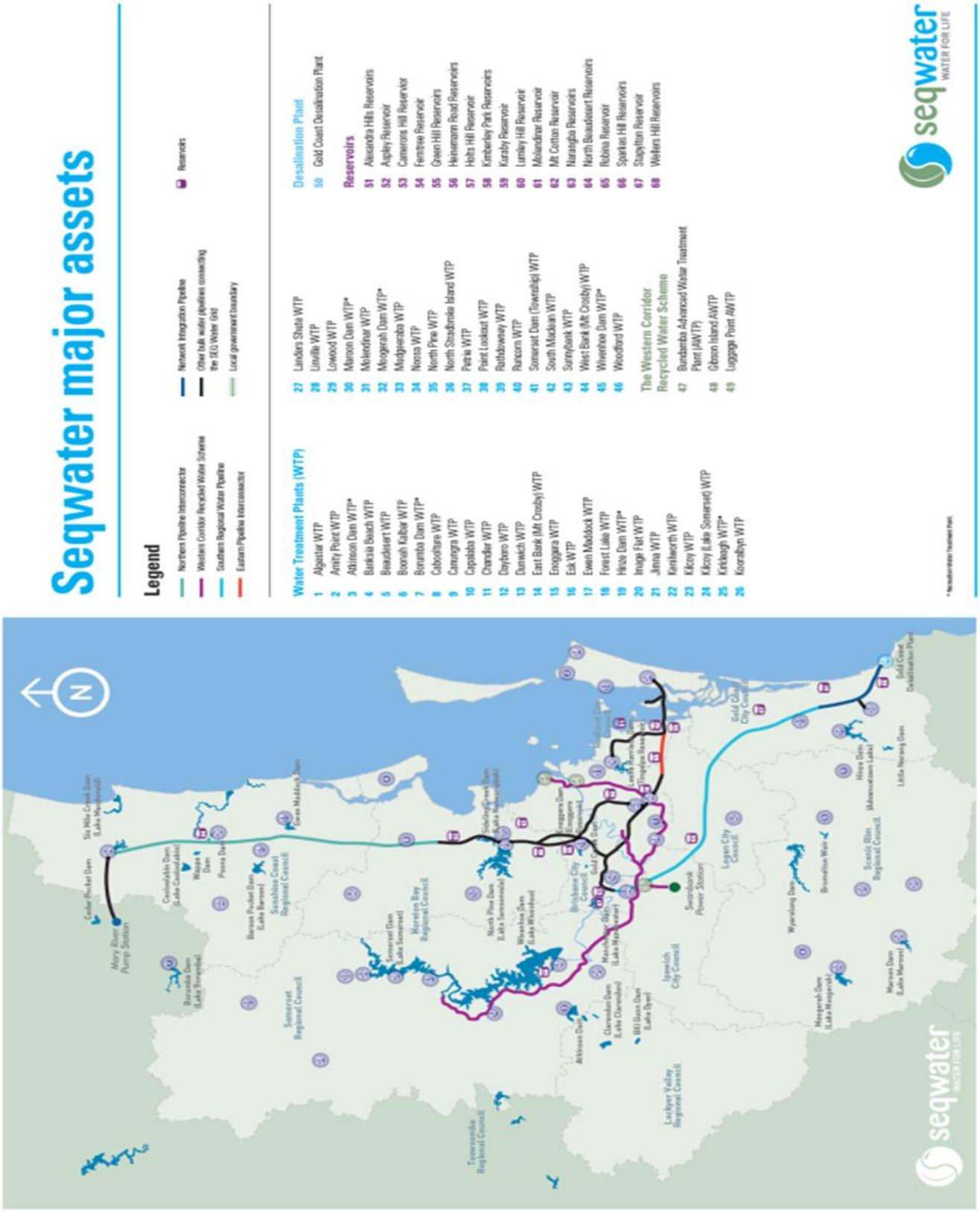

Figure 1 - Major Assets of the Seqwater SEQ Water Grid

2. Purpose

2.1. Purpose of Guidelines

The purpose of these guidelines is to:

- assist people who seek to undertake works[1] or activities over, under or, near Seqwater's infrastructure and/or within Seqwater land or easements by providing guidance on when and how to apply for written consent from Seqwater (Consent) to undertake those works or activities;
- provide guidance on typical Seqwater requirements when undertaking specific types of works or activities over or near Seqwater infrastructure; and
- assist local governments with the integration of the Energy and Water Supply state interest, specifically in relation to bulk water supply infrastructure, when making or amending their planning scheme.

3. Scope

The requirement to obtain Seqwaters Consent may arise from a number of sources including:

- Water Supply (Safety and Reliability) Act 2008 (QLD);
- Planning Act 2016 (QLD) and the associated Planning Regulations and State Planning Policy (QLD) in relation to proposed development.
- Easement conditions where Seqwater holds an easement, or has an interest in an easement, over private property;
- Property rights where Seqwater is a property owner;

3.1. Operations of Guidelines

Seqwater requires an application for Consent for all proposals involving works on, over, or near Seqwater infrastructure, land, or easements. The nature of the consent required is dependent on the scale of proposed works and the tenure of the land upon which Seqwater's infrastructure is located (refer to Section 5).

These guidelines provide information on:

- When Seqwaters Consent is required,
- The process for obtaining Seqwaters Consent including the specifics of the application process,
- The information required by Seqwater for assessment of an application for Consent,
- Seqwaters assessment framework,
- Guidance on typical requirements for various works/activity types (**Appendix A**),
- Complying with Seqwater Consent issued,
- Cost recovery provisions (**Appendix B**).

These guidelines also describe for local governments:

- How they can reference these guidelines in their planning scheme.

[1] Works – includes the construction, installation, alteration, repair, restoration, maintenance, extension, demolition or dismantling of infrastructure located over or near Seqwater land, easements or infrastructure.

- The provisions which should be incorporated into their planning scheme and development assessment to provide transparency for development applicants (**Appendix C**).

3.2. Application of Guidelines

The information contained within these guidelines is provided for information and should be used as a guide only. It does not override any applicable conditions of an easement instrument, licence, other arrangement, Consent or written advice that may be issued by Seqwater.

This information must be read in conjunction with the terms and conditions contained in any applicable easement instrument, any Consent approvals or advices, agreed arrangements, permits and/or licences that may also be in place.

Seqwater encourages intending Applicants to discuss Seqwater's particular engineering requirements for their proposed works at an early stage of their design process. Contact details for the Consents team to facilitate such discussions are provided in Section 14.1.

3.3. Other Approval and Compliance Requirements

Any Consent to works provided by Seqwater does not alter or remove any other obligations the applicant has to obtain consent or approval for those works from other authorities or agencies.

In particular, compliance with these guidelines does not discharge an applicant from its responsibility to:

- Obtain consent from the landowner;
- Obtain any required environmental, legislative or building approvals;
- Ensure that all proposed works meet relevant Australian Standards including any applicable building regulations;
- Ensure all works affecting Seqwater's water infrastructure complies with:
    - Water Services Association of Australia, Water Supply Code – WSA 03 –2011;
    - Seqwater's Engineering Standard "D-SPE-STD-001 Water Supply Networks Planning, Design and Construction (SPE-00395) (Supplementary Manual to the Water Supply Code of Australia – WSA 03–2011, Water Services Association of Australia) ;
    - Any other associated Seqwater Consent requirements.

3.4. Caution Regarding Works near Seqwater Infrastructure

Due to the presence of large diameter, very high-pressure water pipelines, also referred to as Trunk Water Mains, works and activities within the vicinity of Seqwater's infrastructure have the potential to compromise these pipelines and their safe operation.

Where a pipeline has been compromised this has the potential to cause a serious injury or even death, and/or result in significant damage to surrounding areas and property. Due to the very high water pressures and volumes of water contained a break of a Trunk Water Main also has the potential to damage other essential infrastructure rendering parts of the community without other vital services. In addition, undertaking works that interfere with or damage Seqwater infrastructure without first obtaining Seqwater Consent is a breach of the relevant legislation and will therefore void any works insurance policy relevant to those works.

Figure 2 – Due to the very high pressure at which Trunk Water Mains operate, a break has the potential to release dangerous water jets.

Figure 3 – An example of the damage caused following the break of a relatively small Trunk Water Main demonstrates its potential to render other community infrastructure unusable until repairs are completed.

Figure 4 – A Burst Trunk Water Main in Melbourne in 2012 sent water jets 80 m into the air with 2 million litres of water released. Neighbouring roofs collapsed and extensive property and cars were damaged as a result.

3.5. Seqwater's Rights to Access its Infrastructure

Seqwater and its authorised representatives shall, at all times, retain the right to unobstructed access to its infrastructure corridor and to all its water infrastructure and associated facilities for the carrying out of activities associated with its legislated function of providing bulk water supply. This includes activities associated with operating, maintaining, managing, repairing, replacing, refurbishing, upgrading or augmenting its infrastructure and associated facilities.

4. Before You Dig Australia

To determine the approximate location of Seqwater infrustructure and assist in determining whether or not Seqwater's Consent may be required for proposed works or activities, applicants should contact Before You Dig Australia (BYDA) before undertaking any digging or excavating or other works or activites that may interfere with Seqwater infrastructure. This should be done as early as possible during the planning phase of the works/activities to avoid potential re-design and resultant delays to the works.

Before You Dig Australia (BYDA) is the leading voice for utility damage prevention in Australia. It is a free national service dedicated to preventing injury and reducing damage and disruption to the vast pipe and cable networks that provide essential services to millions of Australians every day including electricity, gas, communications, water and sewerage.

Enquiries:

Online: www.byda.com.au

Phone: 1100 (anywhere in Australia)

5. When is Consent Required?

The Water Act 2000 (QLD) and the Water Supply (Safety and Reliability) Act 2008 (QLD) require Seqwater to ensure a reliable supply of water to South East Queensland and to maintain safe operating conditions for its assets.

To facilitate this, there are a number of legal instruments that give rise to Seqwater having an interest in third party works and activities which may impact Seqwater infrastructure and therefore require Seqwater Consent prior to the works or activities commencing. These include legislative requirements, easement terms, and landholder rights as detailed further in Sections 5.1 to 5.5 below.

5.1. Water Supply (Safety and Reliability) Act

Any works or activities which may interfere with Seqwater infrastructure require Seqwater Consent under the Water Supply (Safety and Reliability) Act.

Section 192 of the Water Supply (Safety and Reliability) Act 2008 (QLD) (Act) states that it is an offence under the Act to interfere with, build over, interfere with access to, change the cover over, or change the surface of the land to cause ponding over Seqwater's infrastructure without written consent from Seqwater. This is irrespective of where the infrastructure is located.

Much of Seqwaters network infrastructure consists of large diameter buried pipelines under high pressure which rely on the surrounding soil for their stability. Many pipelines also have protective external coatings and internal linings which can be easily damaged by works or activities undertaken in proximity to that infrastructure or that cause vibrations, ground movement, or additional loading on the infrastructure. In addition, there are often conduits, cables, valves, pits, pipes and other installations such as cathodic protection systems located adjacent Seqwater pipelines which Seqwater relies on for their continued operation and maintenance. Any impact to a pipelines stability, linings, coatings, or associated infrastructure, no matter how minor, is considered to have "interfered" with Seqwaters infrastructure as it may impact the ongoing operation, maintenance, integrity, reliability and/or longevity of that infrastructure.

Therefore, Seqwater considers that any works or activities undertaken in a zone which extends 5m horizontally in any direction from Seqwater infrastructure and at any distance above or below those extents (defined as the "Clear Zone") has the potential to interfere with the infrastructure and therefore requires Seqwater's Consent.

In addition, construction work involving blasting, pile driving, or vibration that occurs within 200m of Seqwater infrastructure also has potential to cause damage to the pipes and/or their internal linings and therefore also requires Seqwaters Consent.

5.2. Works on or Near Seqwater Easements

Where Seqwater infrastructure is contained within an easement in favour of Seqwater there are typically easement terms and conditions which are designed to protect Seqwaters interests in the easement and its rights and powers to use the easement for its intended purpose of providing bulk water supply for the benefit of the community.

Easement terms and conditions may vary depending on when the easement was acquired and the specific intent of the easement itself, however, normally include specific clauses requiring Seqwaters Consent prior to undertaking any works within the easement or undertaking any activity that may impede Seqwaters access to its infrastructure within the easement. In some instances, separate Seqwater easements with differing conditions may be located over a single property.

The easement area may also be shared by another service utility, such as water, energy, gas, etc.. In such instances these service utilities may have their own individual easements registered on the land or may have an interest in the same easement, and will also have their own specific requirements regarding any works that may or may not be allowed. Seqwater makes no representation on behalf of any other utilities assets or requirements and the applicant will need to make their own enquiries with other such utility providers.

Seqwater bulk water supply easements are also mapped under the Energy and Water Supply State interest within the Queensland Governments State Planning Policy (SPP) which requires that:

> *"All of the following state interest policies must be appropriately integrated in planning and development outcomes, where relevant: (1) Existing and approved future… bulk water supply infrastructure locations and corridors (including easements) are protected from development that would compromise the corridor integrity, and the efficient delivery and functioning of the infrastructure."*[2]

To align with the State Planning Policy (SPP) Seqwater aims to always protect their ability to use an easement for the intended purpose of providing efficient bulk water supply for the community. As a result Seqwater will not provide Consent for works within an easement which will cause a nuisance to Seqwaters ability to operate and maintain its infrastructure or Seqwaters ability to install bulk water infrastructure in the easement in the future. In addition, Local Governments must ensure that Seqwaters bulk water supply corridors and easements are protected in all development decisions made under the Planning Act. Additional guidance on this matter is provided for Local Governments in Section 13 of this document.

Surrender of any part of an easement to allow for roads deemed necessary for development to proceed will be considered on a case-by-case basis, while at all times ensuring Seqwaters rights and interests to operate, maintain and augments its infrastructure within the easement are protected.

Any third-party activities conducted immediately outside an Seqwater easement within 5m of the easement boundary can also affect Seqwaters ability to access the easement or to use the easement for its intended purpose, and therefore require Seqwaters Consent. Such activities could include changes to the ground profile or the construction of retaining walls or other structures outside the easement. It is important to ensure that these activities do not negatively impact Seqwaters ability to access the easement or use the easement for its intended purpose. For example, any proposed building or retaining wall within 5m of the easement boundary will need to be designed and constructed to allow Seqwater to be able to use heavy plant and equipment for operation and maintenance purposes within the easement and enable excavation for maintenance or augmentation of its infrastructure up to the easement boundary, whilst also not interfering with Seqwaters access to the easement.

It is important to note that for Seqwater easements, Seqwater is not the landowner. It is the applicant's responsibility to also seek appropriate consent from the landowner. Applicants may be requested to provide evidence of the landowner's consent.

5.3. Works on or near Seqwater Landholdings

Where it is the owner of freehold land, Seqwater has the absolute right to deny or accept any application to carry out works or activities on its land. Any application will be considered on a case-by-case basis and, if consent is granted, it will be subject to any necessary conditions based on the relevant operational requirements at that location.

[2] Queensland State Planning Policy 2017 – p54 Energy and Water.

5.4. Other Tenure and Non-easement Land

Seqwater's infrastructure is also located within land of other tenures including State-owned land, roads, railway corridors, electricity corridors and watercourses. There are also instances where Seqwater's infrastructure is located in State owned and private property without easements. This infrastructure is still protected under section 192 of the Water Supply (Safety and Reliability) Act 2008 (Qld). As outlined in Section 5.1 any works proposed to be undertaken within the Clear Zone has the potential to interfere with Seqwater infrastructure and therefore requires Seqwater Consent.

A Before You Dig Australia (BYDA) enquiry will advise on asset location information. (Refer Section 4)

5.5. Consent Requirements Summary

In summary, Seqwater has an interest in any proposed developments, works and/or activities which will:

- occur on Seqwater landholdings,
- occur within Seqwater easements,
- occur within the Clear Zone - measured 5m horizontally in any direction from any Seqwater infrastructure and at any distance above or below those extents,
- Have the potential to impact on Seqwater's infrastructure (e.g. activities such as blasting, piling and vibration associated with construction activities within 200m of Seqwater's infrastructure), or
- impact on Seqwater's continued safe access to its infrastructure and easements for operation, maintenance, refurbishment and augmentation purposes. This includes any earthworks, building works, structures or other permanent works proposed within 5m of Seqwater land or easements.

Where Seqwater has an interest, Seqwaters written consent will be required for any such proposed developments, works and/or activities via the Consent Application process as outlined in this document, before they can proceed.

Appendix A lists some typical works and activities which require Seqwater Consent, and the typical conditions that Seqwater may apply when Consent is provided.

In case of uncertainty as to whether proposed works require Seqwater's Consent, please call Seqwater on (FREECALL) 1300 737 928 for further information.

Please note that Seqwater is not able to provide town planning, development, or legal advice in relation to any proposed works. Applicants should obtain their own independent professional advice in relation to these matters. Any queries about local government requirements should be directed to the relevant local government or a town planning consultant.

Consent approvals are not transferrable. In the event of a change of applicant, further works, major changes, or once two (2) years have passed since Consent approval, a new application must be submitted for assessment.

In all cases, Seqwater encourages intending applicants to discuss Seqwaters' particular engineering requirements for their works at an early stage in their design process, prior to making an application for Consent.

6. Risk of Not Obtaining Seqwater Consent

Where a third party undertakes works where Seqwater has an interest, as described in Section 5, without first obtaining Seqwater's Consent and those works are found to have interfered with Seqwaters infrastructure, Seqwater will hold the third party liable for the cost to repair and/or replace any infrastructure damaged as a result, as well as for any consequential loss or damage resulting from the interference including, but not limited to:

- loss or damage to any property,
- death or injury to any person,
- environmental damage, destruction, or harm.

In addition any such interference with Seqwater infrastructure would be a breach of the Water Supply (Safety and Reliability) Act. It is therefore unlikely the third party would be able to rely on their insurance cover for these costs.

7. The Consent Application Process – Overview

An overview of the Consent Application process is provided in Figure 5 below. These stages are described in more detail in sections 8, 9, 10, and 11 of these guidelines.

Seqwater encourages intending applicants to discuss Seqwaters' particular engineering requirements for their works at an early stage in their design process, prior to making an application for Consent.

Seqwater aims to assess applications within 20 business days of the receipt of the application plus provision of all additional information requested and/or payment of fees. However, where there are complex issues such as land dealings, complex engineering issues, or legal issues to consider, the process may take significantly longer. In this case Seqwater will endeavor to keep the application informed during the process.

Note that where Seqwater is not the landowner, it is the applicant's responsibility to also seek appropriate consent from the landowner. Applicants may be requested to provide evidence of the landowner's consent.

Consent Application Process Overview

STAGE 1 – APPLICATION & INFORMATION

1. Application lodged with Seqwater.
2. Seqwater acknowledges receipt of application.
3. Where necessary, a request may be made to the applicant for additional information to establish the Category of Works.

STAGE 2 – ASSESSMENT

5. Seqwater advises the applicant of the application fee (if applicable).
6. Upon receipt of fees, Seqwater assesses the applications proposed works at which time further information or a site visit may be requested.

STAGE 3 – DECISION

4. Seqwater finalises the assessesment and issues the applicant with a Consent Approval to carry out the works (which may be subject to conditions); or issues a Consent Refusal to refuse the Application.

STAGE 4 – WORKS DELIVERY

7. Applicant accepts the Consent Approval and provides Seqwater with all details as stipulated within the conditions before works commence.
8. Prestart meeting with Seqwater representatives (if required by Consent Approval conditions) leading to preparation of PASS* access permit.
9. Issue of Seqwater PASS* access permit.
10. Applicant to provide notification advice to Seqwater relating to works progress, specific inspections and post completion inspection. Applicant must operate under conditions of the PASS* permit.
11. Where Consent Approval conditions stipulate, applicant to provide As-Constructed details for the completed Works.
12. Seqwater to issue final acceptance if required and works satisfy Seqwater requirements.

Figure 5 – Summary of the Consent Process

(*Note: PASS = Permit Access Safety System)

8. Application and Information Stage

8.1. Applications

Applications should be made using the Consent Application Form located on the "Living and Working Near Water Infrastructure" page on the Seqwater website http://www.seqwater.com.au and submitted online or sent to "Consent Applications" at either:

- Via post to: Seqwater, PO Box 328, IPSWICH QLD 4305; or
- Via email to: consents@seqwater.com.au

It is the applicant's responsibility to provide the required information to a sufficient level of detail to enable Seqwater to undertake an appropriate level of assessment. Failure to provide the required level of information may lead to delays in assessment and potentially rejection of the application. Specifics on the type of information required are set out in sections 8.3 to 8.6. Further clarification can be obtained by contacting the Seqwater Consents team. Note that the level of information required differs depending on the nature of the works proposed.

The applicant may nominate a representative who can be contacted about the works and for sourcing of any additional information which may be required. Where no representative is nominated it will be the application who will be contacted to provide any additional information.

8.2. Fees

Application fees are payable where the proposed activity is of a commercial nature, or an alternative location for the proposed activity is available and the use of the Seqwater corridor is being sought for convenience. Generally, fees will not apply to a Commonwealth, State or a local government authority.

After submission of a Consent Application Form, Seqwater will assess the scope and extent of the works to which the application relates and advise the applicant on the relevant application category. See **Appendix B** for a description of the categories of application and associated application fees.

8.3. Information Required for Application

In order for Seqwater to process the application for consent, the applicant must submit:

- A properly completed Consent Application Form.
- For proposed Works, provide 'For Construction' drawings certified by the responsible RPEQ that will allow Seqwater to determine the nature, specific location and extent of the proposed works. Where possible, drawings should show Seqwater infrastructure and cross sections indicating clearances from the proposed works.
- If requested, an engineering analysis certified by the responsible RPEQ, relating to the proposed works.
- Details of heavy vehicles, earthmoving and construction machinery, and other activities proposed on the site (if applicable).
- Application fee (if applicable).
- Additional supporting information as appropriate to the Works. (Refer also Section 8.6 below)

8.4. Location of Seqwater Infrastructure

Seqwater can provide, on request, copies of As-Constructed drawings of its infrastructure. These are provided as information only and the actual location and depth will need to be confirmed by the applicant. Dependent on the extent of works and the potential impact on Seqwater's infrastructure, Seqwater reserves the right to require the

applicant to physically locate and confirm the position of Seqwater infrastructure prior to any works being undertaken. Seqwater considers it is the responsibility of the applicant to ascertain exact locations of Seqwaters infrastructure. Seqwater recommends this is best done at the design stage of a project to minimise the risk of design changes being required during the Consent Application process or during construction of the works. Where the applicant is required to physically locate the Seqwater infrastructure, this is required to be undertaken by approved non-destructive methods such as hydro-vacuum potholing systems or hand excavation, at the applicant's expense.

It should be noted that Seqwater does not require permits or Consent to be issued to undertake the pipe location by approved non-destructive methods. However, Seqwater must be given 5 business days' notice of this action taking place so that, if deemed appropriate, Seqwater can organise a representative to attend the site during the location process.

8.5. Level Datum

Many of Seqwater's older as-constructed drawings are plotted to the former 'Brisbane City Council' (BCC) Datum. This is particularly identified on drawings that do not have a Metric Symbol in the lower-right-hand corner, and dimensions are to 2 decimal places only. As an approximate conversion, subtract 3.76 feet from the level in BCC Datum, and then divide this value by 3.281. This converts the level in BCC Datum to the approximate value of the level in Australian Height Datum (AHD).

8.6. Application Categories and Further Information Requirements

If Seqwater assesses that the works proposed in the application will impact, or have the potential to impact Seqwater's land, easements, or infrastructure, or Seqwaters ability to operate, maintain, or augment its infrastructure, then the application will be assessed as Category 1, 2 or 3. Further information will then be required as set out below for each Category.

8.6.1. Category 1

Category 1 activities are defined as generally minor or low impact, with low potential to impact on Seqwater's land, easements or infrastructure, or Seqwaters ability to operate, maintain or augment its infrastructure. These are further categorised into Category 1A and 1B as follows:

Category 1A: Generally includes minor/low impact private or commercial work/s or activities with low potential to impact on Seqwater's easements and/or infrastructure. This includes fences, gates, accepted development (self-assessable) for retaining walls and buildings, access tracks, recreational and agricultural activities, vegetation management and requests for information. No fee is charged by Seqwater for Category 1A activities.

Applications will require information showing the relationship between the proposed work and the existing Seqwater infrastructure. Seqwater's officers will liaise with the Applicant for specific information requirements, as related to the proposed works.

Category 1B: Generally minor works including underground services up to 80mm diameter crossing Seqwater Trunk Water Mains; and require a site pre-start meeting.

A small fee is charged by Seqwater for Category 1B activities to cover a simple engineering assessment and site prestart meeting. (Refer Appendix B for details of current fees).

Applications will require detailed information showing the relationships of the proposed works to existing Seqwater land, easements and/or infrastructure. This is likely to include plans, longitudinal section/s and/or

relevant cross-section/s detailing the location of the propose works and including the Seqwater Trunk Water Main or other infrastructure to allow for assessment of potential clearances.

8.6.2. Category 2

Category 2 activities are defined as medium scale works with potential to impact on Seqwater's land, easements or infrastructure and/or Seqwaters ability to utilise these to operate, maintain or augment its infrastructure. These generally require a detailed engineering assessment.

If the application is assessed as Category 2, then prior to Seqwater assessing the application for consent the applicant may be required to submit:

- An application fee in the amount prescribed in the schedule to these guidelines (Refer Appendix B for details of current fees).
- Detailed construction drawings endorsed by a Registered Professional Engineer Queensland (RPEQ) of the proposed works. Drawings must include sufficient detail to allow engineering assessment of the potential impact of the proposed works on Seqwaters land, easement and/or infrastructure including the location of the proposed works and/or structures, and shall include Seqwater's infrastructure.
- Where works are proposed directly over existing Seqwater infrastructure, a report by a Registered Professional Engineer of Queensland confirming that the proposed work will not detrimentally impact the Seqwater infrastructure.
- Detailed information showing the relationships of the final surface level and/or clearances between Seqwater's infrastructure and the proposed Works. This includes longitudinal and relevant cross-section details including the Seqwater Trunk Water Main.
- Confirmation that the position and level of Seqwater's infrastructure was accurately located by way of approved non-destructive potholing such as hydro-vacuum and/or hand excavation techniques.
- Detailed Work Method Statement or Job Safety Environment Analysis detailing how work will be managed around Seqwater's infrastructure.
- A statement explaining the proposed construction methodology that the design is based around.
- Other supporting information as is appropriate to the works.

8.6.3. Category 3

Category 3 activities are defined as large scale commercial or infrastructure works with a high potential for impact on Seqwater land, easements or infrastructure and/or Seqwaters ability to utilise these to operate, maintain or augment its infrastructure. These are often long-term projects that require ongoing or multiple assessments with significant engineering and other inputs required, and may involve the protection, alteration or relocation of existing Seqwater infrastructure.

If the application is assessed as Category 3, then prior to Seqwater assessing the application for consent, the applicant may be required to submit:

- An application fee in the amount prescribed in the schedule to these guidelines.
- A report signed by a Registered Professional Engineer Queensland (RPEQ) that clearly:
    - confirms compliance with Seqwater's requirements, industry best practice, and appropriate Australian codes and standards.
    - identifies any changes to the Seqwater system operating conditions as a consequence of the proposed works (e.g. increased head losses, higher operating costs).

  - Addresses Safety in Design for the proposed works by identifying potential hazards or risks for Seqwater created by the proposed works in terms of the safe operation and maintenance of existing Seqwater infrastructure and the safe construction, operation and maintenance of future Seqwater infrastructure, and identifies suitable risk mitigation measures to ensure the safe construction, operation and maintenance of Seqwater infrastructure. These shall be developed and agreed in consultation with the Seqwater Third Party Works Consent team.

- Detailed construction drawings endorsed by a Registered Professional Engineer Queensland (RPEQ) of the proposed works, showing the location of the proposed works and/or structures. Drawings must include sufficient detail to allow engineering assessment of the potential impact of the proposed works on Seqwaters land, easement and/or infrastructure including the location of the proposed works and/or structures and shall include Seqwater's infrastructure.
- Longitudinal and Cross-sectional drawings detailing final surface level clearly showing the vertical and horizontal clearances between Seqwater's infrastructure and the proposed works.
- Confirmation that the position and level of Seqwater's infrastructure was accurately located by way of approved non-destructive potholing such as hydro-vacuum and/or hand excavation techniques and captured by survey.
- Where required, detailed information on pipeline connections and, if appropriate, for the reconnecting of supply on a contingency basis.
- Where pipeline connection drawings are required, the drawings shall:
  - provide sufficient information to confirm that the pipeline connection is possible with the nominated fittings.
  - include enlarged views of the pipeline connection, in plan and elevation.
  - provide cutting and repair information.
- Detailed Safe Work Method Statement or Job Safety Environmental Analysis detailing how work will be managed around Seqwater's infrastructure.
- Where work is to be undertaken on Seqwater infrastructure, details of the contractors and supervising RPEQ engineer responsible for the work and their experience in undertaking work of a similar nature, for review and acceptance by Seqwater. (Refer Section 11.2 for further information)
- Other supporting information as is appropriate to the works.

9. Assessment Stage

Upon receipt of a properly made application including the required documentation and applicable fee(s), Seqwater will consider the following criteria during assessment:

- Impact on the structural integrity of Seqwater's infrastructure.
- Effect upon the safe operation and maintenance of the infrastructure.
- Change to the operating conditions of the infrastructure.
- Interference with any existing pipeline earthing, cathodic protection or communication systems.
- Any access restrictions to routine or emergency operations and maintenance.
- Any public safety risk or hazard and, in particular, the effect on the safety of persons in respect to high pressure water pipelines.
- Impact on Seqwater's ability to comply with its legislative obligations or obligations to any other co-user.

- Effect upon any anticipated future works, including maintenance, refurbishment, asset replacement or augmentation works.
- Impact on vegetation and ground conditions within Seqwater easements and Seqwater's environmental obligations.

It should be noted that in addition to the above, other specific design, engineering, geotechnical, environmental, and operational assessments may also be required by Seqwater, but are not specifically detailed in these guidelines.

Seqwater will have regard to both the criteria set out in these guidelines and the risks associated with the proposed works. During the assessment stage, Seqwater may request the applicant to provide additional information.

10. Decision Stage

Having assessed an application, Seqwater may elect to grant its Consent with or without conditions. In certain circumstances, at its absolute discretion, Seqwater may refuse to grant consent if it is concerned about proposed works that compromise the integrity, safe operation, maintenance, access to, or future augmentation of any of Seqwater's infrastructure. At this point, Seqwater would advise the areas of concern which may be addressed by the applicant by design amendment.

If Seqwater elects to grant its consent, a Consent is issued and remains current for 24 months from the date of issue unless otherwise stated within the written Consent. Prior to the Consent period lapsing, the applicant must either:

- Complete the works, or
- Request an extension of time.

Should the designated time period pass prior to completing the works and no request for an extension of time is received, the applicant will be required to reapply for Consent. Any changes to the proposed works after Consent is granted may require reassessment by Seqwater prior to those works commencing.

Please Note: Seqwater Consents are granted to the applicant in their personal capacity; and are not directly transferable to a third party. For example; where a Consent is obtained by a designing Consultant who is not also responsible for the construction of the work; a further Consent Application will be required by the person responsible for constructing the works as differing work delivery methodologies may alter the effect on the Seqwater Infrastructure.

11. Works Delivery Stage

11.1. Prior to Commencement of the Works

Prior to commencing any works, the applicant must comply with the conditions which form the consent.

Failure to comply with the conditions may result in the consent being withdrawn. Any works impacting on Seqwater infrastructure shall not commence until:

- A signed letter or email of approval has been issued to / received by the applicant.
- Conditions applying to the consent have been met including, as appropriate, provision of:

- All required information as identified in the written consent
- Proposed works program / schedule of works
- Detailed Safe Work Method Statements or Job Safety Environment Analysis
- Certificates of Currency – Public Liability Insurance and other appropriate insurances

- The applicant can demonstrate that it has the necessary resources to complete the required Work in the nominated window of opportunity

The applicant must provide Seqwater with advanced notice for the works including:

- Notice to start works – 10 business days prior to the commencement of the works
- Seqwater inspections – 5 business days prior to required date

Written notices must be provided to Seqwater at consents@seqwater.com.au

See **Section 14** of these guidelines for further information on contact details.

11.2. Additional Requirements for Works on Seqwater Infrastructure

Where works are to be undertaken directly on Seqwater infrastructure (e.g. the replacement, alteration, relocation or concrete encasement of Seqwater pipelines or other infrastructure) Seqwater requires the following to be provided to Seqwater for acceptance prior to commencement of the works:

- submission of RPEQ signed copies of the last version of the approved 'Issue for Construction" design drawings;
- details of the contractor proposed to undertake the works including details of the contractors' experience in undertaking work of a similar nature on bulk water supply infrastructure, plus details of the qualifications and experience of their key staff proposed to supervise and manage the works;
- details of the qualifications and experience of any subcontractors to be used for critical aspects of works such as pipeline welding or any other work deemed to be of a critical nature by Seqwater;
- details of the qualifications and experience of the RPEQ proposed to provide engineering supervision and as-constructed certification of the works.

Due to the critical nature of Seqwater infrastructure, Seqwater reserves the right to not accept a contractor or subcontractor to work on Seqwater infrastructure who is deemed to have insufficient suitable experience and/or a lack of suitably qualified and/or experienced staff to undertake the work. Further, Seqwater reserves the right to withdraw its' acceptance of a contractor or subcontractor and have them removed from the project and replaced with a contractor/subcontractor suitable to Seqwater at the applicants' expense should significant or multiple non-conformances to Seqwater requirements occur while they are undertaking the works.

In addition, where work is being undertaken that will directly impact Seqwater infrastructure and present a risk to the continuity of water supply, Seqwater may require a Deed of Agreement to be entered into between the applicant and Seqwater which sets out the terms and conditions of allowing the applicant to undertake such works. Such terms and conditions will include a requirement for provision of Security, in the form of a Bank Guarantee or Cash, to be provided for the benefit of Seqwater, in an amount to be determined by Seqwater. This will be available to Seqwater to fund the emergent cost of completing the works and managing the incident in the event of non-performance by the applicant within the agreed time frame or to the required standard.

No PASS permit will be issued to allow the works to commence until the above requirements have been met to the satisfaction of Seqwater.

11.3. Works Completion

Upon completion of the works, the applicant must:

- Provide Seqwater with written notification within 5 business days of completion.
- Submit "As Constructed" drawings within 20 business days of completion in accordance with **Section 12.6** of these guidelines.

12. Additional Information

12.1. Public Liability, Construction and Other Insurance

Dependent on the nature of the works and impact on Seqwater's infrastructure, the applicant may be required to have in effect, prior to undertaking the works and maintained for the duration of the works, a public liability insurance policy.

Where those works relate to construction or are high risk, Seqwater may require an insurance amount of not less than $20 million in respect of any single claim.

If the works have minor or low impact on Seqwater's infrastructure, then Seqwater will not require insurance coverage for those works.

In certain high-risk activities, Seqwater may require appropriate additional insurances for the proposed activity.

12.2. Work Method Statements

As part of the conditions set within the written Consent, Seqwater may require that certain proposed Works are to be carried out in accordance with an approved Work Method Statement (WMS) and Inspection and Test Plans (ITPs). Where these WMSs and ITPs are required, a copy of those procedures must be provided to Seqwater for review and acceptance a minimum of10 business days before the commencement of the construction Works.

The WMSs must include all the steps required to carry out the works in the order that the works are performed. They must also be specific in relation to working alongside Seqwater infrastructure and cater for all risks associated with that.

12.3. Erosion/Sediment Control and Vegetation Management

Dependent on the location of proposed works and associated Seqwater requirements and obligations, Seqwater may require erosion and sediment control plans and vegetation management plans for assessment.

12.4. Notification of Works and Inspections

Where conditioned in the written Consent, Seqwater will require (at its discretion) site inspections of the works. The applicant must provide Seqwater with the following written notifications:

12.4.1. Notice to Start Works

- a minimum of 10 business days' written notice prior to the commencement of the works.

12.4.2. Seqwater Works Inspections

- a minimum of 5 business days' written notice prior to any required Seqwater inspections (including any 'Hold' and 'Test' Points) in accordance with the requirements of the site specific Work Method Statements and Inspection and Test Plans.

12.4.3. Notice of Completion of Works

- within 5 business days after the completion of the works written notice is to be provided to Seqwater.

12.5. Reinstatement of Infrastructure Corridor

Unless approved otherwise, the applicant must reinstate Seqwater's infrastructure corridor to at least the condition that it was prior to the works commencing. Dependent on the area of works and Seqwater's requirements and obligations, Seqwater may include special conditions relating to vegetation and finished ground surface conditions. In some instances, Seqwater will require replacement and maintenance of plants and vegetation within the corridor, of equal size and standard to existing plantings established by Seqwater. Seqwater may also require weed management controls to be put in place.

12.6. 'As-Constructed' Documentation Requirements

Unless otherwise specified, RPEQ Certified 'As-Constructed' drawings and other such supporting information shall be submitted to Seqwater within 20 business days of construction completion for the works.

The drawings must provide sufficient information for Seqwater to confirm that any requirements as set out in Seqwater's written consent, particularly those related to surface covers and any required vertical and horizontal separations, have been complied with.

The 'As-Constructed' drawings are to be provided to Seqwater prior to Seqwaters final acceptance of the works.

Seqwater will accept no responsibility or liability for damage to the Consent holders infrastructure or resultant personal, property or environmental damage which may result from such damage, due to the future activities of Seqwater associated with operating, maintaining, refurbishing, modifying or enhancing Seqwater infrastructure until suitably detailed RPEQ Certified As-Constructed Drawings of the Consent holders works have been provided to Seqwater.

12.6.1. Additional Requirements for Works on Seqwater Infrastructure

Where specific works are to be undertaken on Seqwater infrastructure (e.g. the replacement, alteration, relocation or concrete encasement of its pipelines), Seqwater requires the submission of RPEQ signed copies of:

- the last version of the approved RPEQ certified 'Design' drawings (PDF and associated AutoCAD eTransmit file), and
- Design Report documenting key decisions made during the design process and Safety in Design consultation and outcomes,
- RPEQ certified 'As Constructed' drawings (PDF and associated AutoCAD eTransmit file) on completing of the works,
- other such supporting information associated with those Seqwater infrastructure works as may be required to document the works and their safe operation and maintenance requirements.

All drawings must be prepared in accordance with Seqwater Drawing Standard X-PRO-STD-007 Drawing and Spatial Data Standard, including use of Seqwater Drawing Templates and Drawing Numbers. Applicants should

liaise with the Seqwater Consents team (consents@seqwater.com.au) to obtain a copy of the Drawing Standard and for issue of Drawing Templates and Drawing Numbers by the Seqwater Plans and Drawings Coordinator.

All Design drawings must be certified as being fit for purpose by the RPEQ responsible for designing the works. All As-Constructed drawing must be certified by the RPEQ responsible for supervising the works to certify that any design amendments made during construction are fit for purpose and that the drawing represents a true and correct record of the works as constructed.

13. Integrating Energy and Water Supply State interest into a Planning Scheme

Under section 4 of the Planning Act 2016 (Act) planning schemes are required to set out integrated State, regional and local planning and development assessment policies for the local government area. Section 16 of the Act states that a planning scheme must coordinate and integrate the matters dealt with by the planning scheme, including State and regional aspects of the matters.

Specifically, this guideline provides guidance for local governments on integrating the Energy and Water Supply state interest from the State Planning Policy July 2017 (SPP) in relation to bulk water supply infrastructure when making or amending their planning scheme.

13.1. Referencing these Guidelines in a Planning Scheme

These guidelines can be referenced in a planning scheme in the following ways:

- In a relevant assessment benchmark (e.g. code) which includes provisions relating to bulk water supply infrastructure (e.g. a bulk water supply infrastructure overlay code, within a Regional infrastructure overlay code containing provisions for other types of regional infrastructure, or within zone or use codes, as appropriate); or
- A relevant supporting planning scheme policy.

Referencing these guidelines in a planning scheme provides a level of transparency for applicants so that they know upfront what the specific requirements are when undertaking certain works near Seqwater infrastructure.

13.2. Provisions to Incorporate into the Planning Scheme

Example planning scheme provisions related to bulk water supply infrastructure that a local government may choose to adopt, or to adapt, when making or amending a planning scheme have been included in Appendix C.

Note: These example provisions should be read in conjunction will all relevant state interest guidance material.

13.3. Assistance with Scheme Drafting and/or GIS SPP Mapping

Bulk water supply infrastructure is mapped in the SPP Interactive Mapping System (IMS).

For assistance with scheme drafting and/or obtaining GIS mapping layers for State Planning Policy bulk water supply infrastructure please contact the Seqwater Land Use Planning team as follows:

Email: landuseplanning@seqwater.com.au

14. Further Information

If there are any specific queries regarding the consent process or information contained within these guidelines, please contact Seqwater as follows:

14.1. Contact Details

Web: http://www.seqwater.com.au

Email: consents@seqwater.com.au

Post: Seqwater (Attention: Consent Applications)

PO Box 328

Ipswich QLD 4305

Telephone: (FREE CALL) 1300 737 928

14.2. Disclaimer

These guidelines provide a general background and general information regarding Seqwater's requirements when works are proposed to be carried out near or over Seqwater infrastructure, easements and landholdings.

Any consent to works provided by Seqwater does not alter or remove any obligation the applicant has to obtain consent or approval for those works from other authorities or agencies.

These guidelines are correct at the time of issue. Seqwater reserves the right to amend the guidelines at any time.

Seqwater encourages intending applicants to discuss Seqwaters' particular engineering requirements for their works at an early stage in their design process, prior to making an application for Consent.

15. Changes from Previous Version

These Guidelines will be regularly reviewed and updated in accordance with Seqwater Procedure X-PRO-STD-004 Development and Review of Asset Standards. Changes from the previous version are summarised below.

Section Number	Change
All	Updated to new Seqwater format, minor clarifications, and grammar corrections.
1	Updated Seqwater details to current information as per web site plus additional information regarding future expansion of the network.
2.1	Included details regarding requiring Seqwater consent to works or activities on Seqwater land and easements, plus reference to the Planning Act and State Planning Policy.
3	New section "Scope" incorporating previous sections 2.2 to 2.7
3.5	Amended title from Corridors to Infrastructure. Added Figure 4 to provide an Australian example of Trunk Water Main damage and resultant impacts.
3.6	Additional information added regarding Seqwater legislated functions.
4	Updated from "Dial Before You Dig" (DBYD) to "Before You Dig Australia" (BYDA)

Section Number	Change
5	Combined previous sections 4 (When is Consent Required) and 5 (Consent for Works within Seqwater Landholdings, Easements and other Tenures). Additional information added to define "interference" with Seqwater infrastructure. Addition information added in relation to requirements for Seqwater easements and proposed developments under the Planning Act.
6	New section added outlining risk of not obtaining Seqwater's consent.
7	Standard response time amended to 20 business days to be consistent with Seqwater web site. Additional information added indicating complex applications may take up to 6 months to assess.
8.6	Title amended to include Categories. Section wording updated to include reference to Seqwater land and easements and Seqwater easement rights.
8.6.2	Drawing requirements updated.
8.6.3	Safety in Design documentation requirements added for Category 3 works. Drawing requirements updated.
10	Requirement to consider future augmentation works added.
11.2	New section added setting out requirement for Seqwaters acceptance of contractors, key subcontractors and supervising RPEQ for work to be undertaken on Seqwater infrastructure.
12.6.1	As-Constructed RPEQ certification requirements added. Requirement for Design Report (inc. Safety in Design) added plus documentation for safe operation and maintenance of infrastructure added. Reference to Seqwaters Drawing Standard requirements added.
A.2 (Blasting)	Added that lower vibration limits may be applied depending on site specific conditions (e.g. pipe age, material, condition). Reduced limit of 20mm/s for AC mains added.
A.3 (Building Works)	Information in relation to building works within 5m of an easement added.
A5.6 (Earthworks Vibration)	Added that lower vibration limits may be applied depending on site specific conditions (e.g. pipe age, material, condition). Reduced limit of 20mm/s for AC mains added.
A.6 (Fences)	Poor subdivision design information added with reference to Appendix C.
A.12 (Pavements)	Updated to indicate roads not generally allowed within an Seqwater easement but will be considered on a case-by-case basis. Added vibration limits during construction.
A.15 (Roads)	Updated to include requirement for crossing of easements at right angles.
A.16 (Retaining Walls)	Amended to clarify that Seqwater will not provide Consent to retaining walls in Seqwater easements. Requirement from State Planning Policy for retaining walls to not compromise existing and future planned infrastructure added. Design requirements added for retaining walls within 5m of Seqwater easement.

Section Number	Change
A.18 P(Piling)	Requirement for applicant to demonstrate no adverse impacts for pling works within 15m of Seqwater infrastructure. Added that lower vibration limits may be applied depending on site specific conditions (e.g. pipe age, material, condition). Reduced vibration limit of 20mm/s for AC mains added.

Appendix A – Specific Requirements for Activity Types

Sections 2 to 11 of these guidelines cover the requirements and associated processes for obtaining Seqwater consent for works. This appendix provides guidance on more specific matters that may be relevant to persons or entities considering the need for Consent and the requirements which may apply to specific works or activities.

A.1 Billboards, Signs and Similar Structures

The construction of billboards, signage and similar structures will require consent from Seqwater. In general, no part of any billboard or sign, including footings, will be permitted within an Seqwater easement. Any works which are to occur outside of an Seqwater easement but are within 5m from the outermost edge of an Seqwater pipeline should be submitted to Seqwater for consent.

A.2 Blasting / use of Explosives

Consent from Seqwater is required for blasting or the use of explosives within 200m of Seqwater's infrastructure.

Consent for blasting or the use of explosives may be given if the applicant demonstrates compliance with relevant legislation, has obtained local and state government permits, applicable Australian Standards including AS2187, and Seqwater vibration limits.

The maximum vibration at the pipe shall not exceed 50mm/s peak particle velocity. Seqwater may impose a lower maximum vibration at the pipe depending on site specific conditions such as pipe material, age and condition. For Asbestos Cement water mains the maximum vibration at the pipe shall not exceed 20mm/s peak particle velocity at the pipe.

The applicant must provide sufficient evidence to Seqwater to demonstrate that the integrity and safe operation of the pipeline will be maintained during the blasting operations. Seqwater reserves the right to withdraw its consent if, in its opinion, the blasting process becomes hazardous or is likely to result in the integrity of the pipeline being compromised.

Seqwater also requires vibration monitoring of its infrastructure, at the applicant's expense, to be undertaken as part of the blasting protocols to ensure compliance and that damage has not been caused to its infrastructure.

As a minimum, a condition of any consent given will be that the applicant must give at least 10 business days' notice to Seqwater prior to the commencement of any blasting to enable any site attendance required by an Seqwater engineering officer.

A.3 Building Works

A.3.1 Building within or Proximate to Easements

Consent will not be given to buildings or other structures within an Seqwater easement unless it can be shown that the construction, maintenance and operational activities for current and future Seqwater infrastructure within the easement will be unaffected. Further, as excavation may be required anywhere within the existing easement Seqwater may require that works proposed outside the easement, but within 5m of the outer edge of the easement, are able to sustain the effects of any excavation within the easement.

Therefore an application must be submitted for all buildings or structures associated with the proposed works within, and within 5m of, an Seqwater easement.

A.3.2 Buildings in General

Consent must be obtained for all buildings or other structures proposed to be constructed within 5m of Seqwater infrastructure at a minimum. As a guide, the building/structure, including any associated footings, piles, roofs and slabs, must not:

- Impact on the structural integrity of Seqwater infrastructure.
- Hinder access within the infrastructure corridor for plant and machinery.
- Impact on the safe operations and maintenance of Seqwater infrastructure.
- Overhang a Seqwater easement or interfere with access to an Seqwater easement.

An application must be submitted for all buildings or structures associated with the proposed works.

The applicant must demonstrate by submission of a RPEQ certified engineering report that the influence of loadings associated with the foundations of any proposed structure is clear of Seqwater infrastructure to ensure structural integrity of the Seqwater infrastructure is not compromised.

Seqwater reserves the right not to approve any structures that will compromise the safe operation, maintenance, structural integrity, or access to any of its infrastructure.

A.3.3 Plan of Survey for Building Works

On completion of building work for the structure, a detailed survey plan certified by a licensed surveyor showing building footprint, fence lines, etc. in relation to the infrastructure corridor/easement and pipeline must be prepared at the applicant's expense and a copy forwarded to Seqwater for inclusion in its records.

A.4 Cultivation, Cropping and Similar Agricultural Activities

Cultivation, cropping and other similar agricultural activities proposed within the infrastructure corridor will require consultation and consent from Seqwater where those activities are located within 5m of the bulk water infrastructure. This consultation is to ensure that the proposed works do not impede safe access; or pose a threat of damage to the infrastructure including the pipeline, communications conduits, fibre optic cables, pit structures, and cathodic protection cables, anodes and test points.

To adequately assess an application for cultivation, cropping, or similar agricultural activities, Seqwater requires the following supporting information:

- Type of cultivation / cropping activities to be undertaken.
- Details of machinery operating over or adjacent to infrastructure.
- Depth of cultivation or soil disturbance required.
- Alternative access arrangements that can be made available if Seqwater's direct access along the infrastructure corridor is affected.
- Plan showing where agricultural activities are to occur.

In certain instances where consent is provided to the applicant to undertake ongoing agricultural activities across the infrastructure corridor, Seqwater may require the applicant to enter into an access agreement where the parties agree to a safe alternative access path to avoid damaging crops when undertaking required inspections, maintenance works, or other such operations on its infrastructure.

A.5 Earthworks and Modifications to Surface Levels

Earthworks, including filling, cutting, excavations and modifications to the land surface level within the infrastructure corridor/easement require Seqwater's consent. Surface level changes within the corridor/easement and within 5m either side of the outermost projection of the Seqwater infrastructure or easement must meet the criteria detailed below:

A.5.1 Earthworks Filling

Generally, no filling over an existing Seqwater Trunk Water Main or easement will be approved due to the adverse effect on operational/maintenance activities. Seqwater may approve minor filling over an existing Trunk Water Main within easements and open areas, subject to maximum cover of 2.0 metres over the existing Trunk Water Main.

A.5.2 Earthworks Excess Cover

Excessive cover over the pipeline (i.e. in excess of 2.0 metres) may be approved subject to the applicant's submission of a detailed RPEQ signed engineering report indicating that such modifications will not cause damage to Seqwater's infrastructure; nor interfere adversely with Seqwater Operations personnel safely accessing the Trunk Water Main for Operational/Maintenance activity. Seqwater will liaise with the applicant on potential effects to operational capability. Seqwater requires concrete encasement or relocation of the Trunk Water Main at the applicant's expense where requirements cannot be met.

A.5.3 Earthworks Cutting

Where cutting of the existing surface is proposed; the minimum cover requirements from the finished surface level to the top of underground infrastructure are:

- Parkland/private property 900mm
- Road reserves/car parks 1200mm
- Industrial areas 1200mm
- Farmlands requiring deep ploughing 1500mm

A.5.4 Earthworks Plans

Applications for Consent Approval will require the submission of detailed plans showing the extent of the earthworks, elevation levels of all infrastructure (pipelines, communication conduits, etc.) and the proposed finished surface levels.

A.5.5 Earthworks Associated Costs

The applicant will be required to meet all costs associated with the adjustment of Seqwater's surface level fixtures including valve chambers, access covers, air vents, access paths and other bulk water infrastructure affected by the works.

A5.6 Earthworks Vibration

In all cases, vibration from earthmoving equipment and compaction shall not exceed 50 mm/second at the Seqwater Trunk Water Main. Seqwater may impose a lower maximum vibration at the pipe depending on site

specific conditions such as pipe material, age and condition. For Asbestos Cement water mains the maximum vibration at the pipe shall not exceed 20mm/s peak particle velocity at the pipe.

A.6 Fences and Gates

Seqwater requires access at all times to its infrastructure. A landowner must seek Seqwater's consent prior to erecting a fence across, along, or adjacent land that falls within Seqwater's infrastructure corridor and/or easement.

Placements of post holes and similar improvements have the potential to cause significant damage to the pipeline and associated communication cables and conduits.

Where fences restrict access (whether permanent or temporary) along the pipeline corridor, Seqwater may require a gate, suitable for vehicular access, to be installed. This gate arrangement must be designed and installed to Seqwater's requirements.

Access paths to and through any required gating arrangement are to be reasonably available at all times and must be kept clear of obstructions, improvements and/or plantings which may affect physical access or the operation of the gate.

If a gate is to be locked, a system of interlocking padlocks must be used to secure the gate. Seqwater will install its own lock to the gate to ensure unrestricted access to Seqwater personnel through the locked gate.

Seqwater will not support development that results in an Seqwater easement being broken into multiple easements across multiple properties as this will result in a demand for multiple boundary fences across the pipeline corridor thereby restricting Seqwater access to its infrastructure for operation and maintenance purposes.

A.7 Grazing of Livestock

The grazing of livestock and other similar animals within the infrastructure corridor / easement, where Seqwater is not the landowner, does not require Seqwater's consent. However, Seqwater requires safe access to its infrastructure within the corridor for operational and maintenance activities at all times.

A.8 Lighting of Fires / Burning-off

Seqwater's written consent must be sought before lighting fires within the infrastructure corridor / easement as there may be above-ground or ground level infrastructure such as valve pits, fibre-optic pits, marker posts, signage, cathodic protection test points, water quality monitoring test points etc. as these can be damaged by fire. Seqwater should be consulted prior to burning-off on land adjacent to its landholdings, easements and infrastructure corridors.

The lighting of fires or 'burning-off' within the infrastructure corridor / easement, or in the vicinity of any Seqwater infrastructure, must be in accordance with all applicable laws, guidelines, regulations, codes and other requirements.

Information regarding the lighting of fires can be obtained from your local Rural Fire Service or Fire Brigade station.

Any resulting damage to Seqwater's above-ground infrastructure caused by a burn-off must be rectified to Seqwater's standards at the applicant's cost.

A.9 Machinery and Vehicles Operating within 5m of Either Side of Pipeline

A.9.1 Ground Conditions

Where ground conditions within 5m of the pipeline have been affected by external factors such as wet weather or erosion, any loadings approved by Seqwater relating to vehicle and heavy machinery movements over the pipeline should be adjusted to ensure that the operation of any of those vehicles, machinery, plant and equipment within that area does not damage the pipeline or place its continued safe operation at risk. In extreme events, Seqwater may impose a hold on works until ground conditions cease to pose a risk to infrastructure.

Disturbed ground surface, Seqwater vegetation and built assets are to be left as specified in special conditions to prevent erosion and satisfy Seqwater's environmental requirements.

A9.2 General Approval

For foot–traffic, horses and stock, bicycles and motor-bikes – no restriction applies providing that damage will not be caused or likely to be caused:

- To any surface fixtures such as pit covers, air vents, marker posts, etc.
- To the surface coating of the pipe where that pipeline is aboveground

Seqwater must be contacted where the surface coating or pipe has been damaged.

A.9.3 Vehicles and Equipment Generally

Unless otherwise confirmed by Seqwater, no vehicles are to cross over the pipeline where the depth to the top of the pipeline is less than 750mm.

A.9.4 Light Vehicles

Subject to having a minimum 750mm cover over the pipeline, any light vehicle (up to 4.5 tonne Gross Vehicle Mass), with or without attached trailers, which can be legally driven by the holder of a 'C' Class Driver's licence on the open road, can cross over the pipeline.

A.9.5 Registered Heavy Vehicles[3] Operating Within Legal Load Limits

Subject to having a minimum 750mm cover over the pipeline, any heavy vehicle (over 4.5 tonnes Gross Vehicle Mass), with or without attached trailers, which can be legally driven with the intended level of loading on the open road, can cross over the pipeline.

A.9.6 Unregistered Heavy Vehicles, Earthmoving, Construction Machinery and/or Equipment

The use and operation of unregistered heavy vehicles, earthmoving plant/equipment, construction machinery and/or similar equipment within 5m of the pipeline infrastructure will require consent from Seqwater to ensure the continued safe operation of the pipeline.

[3] Holding suitable Registration in Queensland under the Transport Operations (Road Use Management) Act 1995.

Machinery not permitted to cross the pipeline without Seqwater's consent includes:

- Tracked machinery and equipment with a gross operating weight over 40 tonnes
- Wheeled machinery and equipment with a load above 9 tonnes per axle
- Vehicles or equipment that exceed the maximum legal load limit for that particular type of vehicle/equipment and would not be permitted to drive on an open Queensland road

Unregistered Heavy vehicles operating over pipelines may require protective measures to be undertaken to the area immediately adjacent and over the pipeline to ensure the structural integrity of the pipeline. Any protective measure will be at the applicant's expense and will require Seqwater's approval.

Detailed Safe Work Method Statements and an RPEQ signed engineering report detailing the engineering analysis and design of the proposed works and any such protective measures will be required by Seqwater for assessment and approval before the proposed works can proceed.

A.9.7 Above Ground Infrastructure

All Seqwater infrastructure on or above ground level should be barricaded and clearly marked as an exclusion zone before the works can proceed.

A.10 Mining, Undermining, Quarrying, Substantial Excavation and Dam Construction

If not identified in other approvals or management plans, it is a requirement that if the proposed activity is to be conducted within 200m of Seqwater's easement area or infrastructure corridor, the proposal should be forwarded to Seqwater for assessment as to whether it will cause interference to Seqwater's infrastructure.

A.11 Overhead Services – Power Lines and Telecommunication Lines

Applications for installation of overhead powerlines or telecommunications lines near Seqwater infrastructure or within an easement will be considered based on the following criteria:

- If there is to be a change in powerline operating conditions, installation of a new powerline, or changes to the existing powerlines or earthing systems, then the applicant must determine the impacts of those changes to Seqwater's infrastructure and identify appropriate mitigation measures. The applicant must notify Seqwater of those impacts and any required mitigation measures necessary for Seqwater's consideration and approval.
- Applications must be accompanied with detailed design drawings and plans with appropriate dimensions/co-ordinates where services run near Seqwater infrastructure.
- A minimum separation distance of 5m between any proposed structures and the outermost projection of the pipeline or associated infrastructure must be maintained.
- Any new structures must be earthed in accordance with industry standards to avoid induced voltages occurring in the pipeline.
- The location, design, and construction method of any installations must consider the impact on the pipeline's lateral and longitudinal restraints i.e. anchor blocks and in-situ ground support.

A.12 Pavements

Pavements include roadways, footpaths, parking areas, storage areas, sealed playing fields and other similar types of improvements.

Consent for the construction of pavements is required where they are proposed to be located within 5m from the outermost projection of any Seqwater infrastructure or within an Seqwater easement. Pavements are generally not supported within an Seqwater easement as they can limit Seqwaters ability to maintain or augment its infrastructure within the easement when required. However, Consent may be considered on a case-by-case basis subject to the following requirements:

- Roads are not to run parallel to the Seqwater infrastructure within an Seqwater easement. (Refer also Section A15 below).
- Any pavement within 5m from the outermost projection of the pipeline must be designed as a flexible pavement. Rigid (concrete) pavements are not acceptable within 5m of the pipeline unless it can be demonstrated to Seqwater's satisfaction that there are suitable construction joints to facilitate removal for emergency operational/maintenance access.
- Any loads applied within the pavement area must be compliant with the maximum allowable pipeline load capacity as per Australian Standard AS/NZS 2566.1 Buried & Flexible Pipelines – Structural Design.
- Vehicle access for Seqwater must be maintained at all times to pipeline fixtures including air valves, drain down valves, manholes and other such associated pipeline infrastructure.
- The layout and operation of the pavement area shall be designed to avoid the storage of materials directly over the pipeline unless consent is otherwise provided by Seqwater.
- During pavement construction vibration from earthmoving and compaction equipment shall not exceed 50 mm/second at the Seqwater pipeline. Seqwater may impose a lower maximum vibration at the pipe depending on site specific conditions such as pipe material, age and condition. For Asbestos Cement water mains the maximum vibration at the pipe shall not exceed 20mm/s peak particle velocity at the pipe.
- Seqwater Easements provide for access to Seqwater Trunk Water Mains within the easement for operational/maintenance activities. This requires the use of large excavators, cranes and large trucks. Applicants are reminded of this for the design and construction of pavements and associated structures permitted by Seqwater within the Easement. Seqwater shall be released from all liability associated with damage to any third party infrastructure within the easement during Seqwater's maintenance/operations activities.

A.13 Vegetation Planting and Management

A.13.1 Planting of Vegetation

Generally, the planting of trees/shrubs which encroach within 5m of the outermost projection of a Seqwater pipeline (the Clear Zone) or within a Seqwater easement is not permitted.

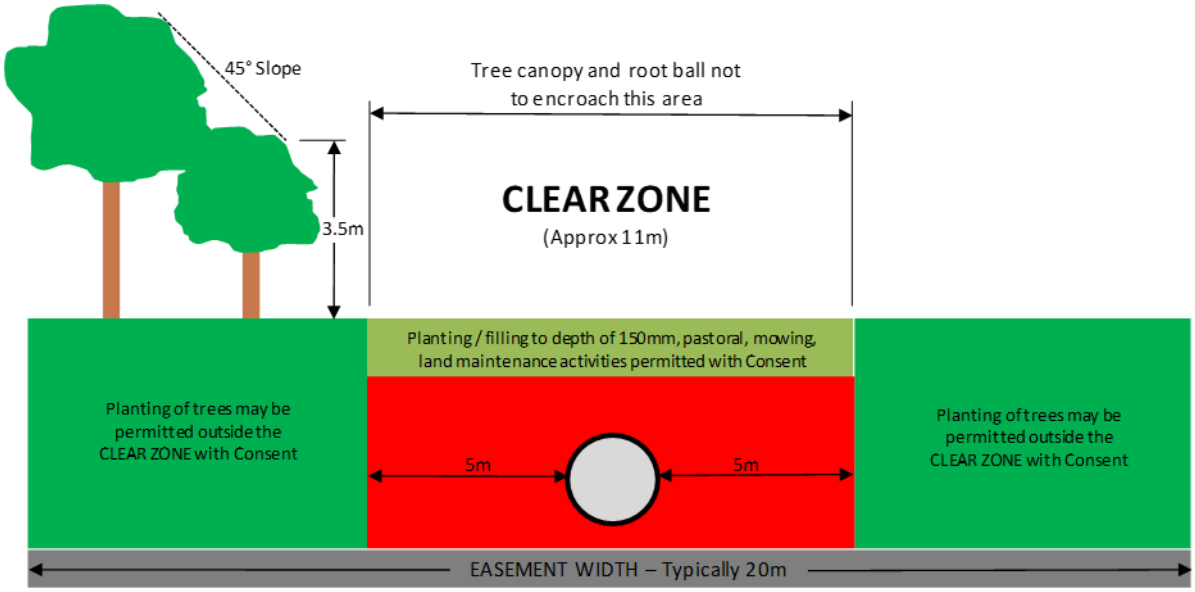

Figure 6: Vegetation Planting and Management – Clear Zone

Within an easement the planting of trees and shrubs outside of the clear zone may be permitted subject to ensuring that, at maturity, the above and below ground elements of those plantings do not encroach into the clear zone, and that adequate vehicular and equipment access to Seqwater infrastructure is maintained at all times.

Planting within the infrastructure corridor may also be subject to other service authority requirements and these requirements should also be taken into consideration before any planting is undertaken.

All land above the pipeline and within 5m either side of the outermost projection of the pipeline must be stabilised at all times and free of erosion and erosion source points. The access and Clear Zones must be kept free of all environmentally significant and government listed non-native weed species at all times.

The planting of small crops, gardens, etc. with a maximum nominal root depth of 300mm may be permitted within the Clear Zone. However, cultivation activities within the Clear Zone are generally restricted to a nominal depth of 150mm.

Where cultivation is to be undertaken or depth of till is greater than 150mm, Seqwater will require the details of those cultivation activities and plantings to be submitted for assessment to ensure that its infrastructure is protected, and any operational access routes are preserved.

A.13.2 Plant Selection

Planting of trees and shrubs outside of the Clear Zone is permitted subject to ensuring that, at maturity, the above and below ground elements of those plantings do not encroach into the Clear Zone, and that adequate vehicular and equipment access to Seqwater infrastructure is maintained at all times.

Planting within the infrastructure corridor may also be subject to other service authority requirements and these requirements should also be taken into consideration before any planting is undertaken.

All land above the pipeline and within 5m either side of the outermost projection of the pipeline must be stabilised at all times and free of erosion and erosion source points. The access and Clear Zones must be kept free of all environmentally significant and government listed non-native weed species at all times.

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Where cultivation is to be undertaken or depth of till is greater than 150mm, Seqwater will require the details of those cultivation activities and plantings to be submitted for assessment to ensure that its infrastructure is protected, and any operational access routes are preserved.

A.13.3 Removal of Vegetation by Seqwater

Where necessary, Seqwater reserves the right to remove vegetation or anything else within the infrastructure corridor to ensure the safe operation, maintenance,, and access to its infrastructure is maintained and to facilitate future augmentation of its infrastructure.

A.13.4 Clearing of Vegetation

Seqwater Trunk Water Mains may have associated infrastructure such as Fibre Optic Cables, and Cathodic Protection Installations and uncontrolled clearing work may result in damage to this associated infrastructure. Therefore all tree clearing within 5m of the pipeline or within a Seqwater easement must have prior written Seqwater Consent Approval. Clearing within 5m of the pipeline must be carried out using 'cut and grab' method with no dropping of resulting vegetable matter within the easement. Stumps of trees must be 'stump ground' to 200mm below surface level. Stumps must not be pulled out.

As above, all resulting mulch/vegetable matter must be removed immediately from the Seqwater easement to limit any level of risk of fire and to allow Seqwater full use of its Easement. Temporary or permanent parking of machinery within the Seqwater Easement must not occur without prior written Seqwater Approval.

Note: All Seqwater infrastructure is to be identified prior to the tree-removal activity and tree removal will only be permitted after a satisfactory-pre-start meeting with a Seqwater Field Representative.

Suitable protection shall be provided to Seqwater Infrastructure at all times.

A.14 Recreational Activities

Recreational activities may include, but are not limited to, sporting activities, horse riding, motorbike riding, bicycle riding, four-wheel driving, walking, etc.

Recreational activities that do not require construction of permanent or temporary structures, earthworks, or the like may be undertaken at any time within the infrastructure corridor without the need for written consent from Seqwater.

All recreational activities should be undertaken with due care and should not damage the pipeline, surface and above ground appurtenances such as valve pits, air vents, markers, etc., and the land within the pipeline easement.

A.15 Roads

A.15.1 General Road Requirements

The construction of roads within or over an existing Seqwater pipeline or easement requires Seqwater Consent as this has the potential to interfere with Seqwaters infrastructure and/or increase Seqwaters ability to safely and

efficiently operate, maintain, or augment its infrastructure within the easement. Seqwater may allow a public road to be located over its infrastructure or easement subject to the design requirements set out below.

Road design requirements are as follows:

- Unless demonstrated otherwise that the pipeline and associated infrastructure's integrity is not compromised by a lesser cover, the minimum cover for road formations constructed over a Seqwater pipeline shall be 1200mm.
- Road crossings over any pipeline or easement should preferably be at right angles to the pipeline or easement alignment.
- Where roadway is proposed near Seqwater's pipeline zone of influence, the roadway is to be positioned above the pipeline on the kerbside lane of the carriageway. The road reserve must provide adequate space to allow Seqwater the ability to safely operate and maintain its existing infrastructure by open excavation using plant and machinery whilst diverting traffic. Where required adequate space shall also be provided within the road reserve to allow for augmentation of existing infrastructure by duplication of the existing pipeline.
- Any roadway section located over the pipeline is to be constructed as a flexible pavement.
- Mechanical protection (e.g. concrete encasement) of the Seqwater pipeline may be required where the future maintenance activities of the pipeline (e.g. excavation for emergency repairs) are likely to be affected by the proposed works. This includes where the cover over the pipeline exceeds 2.0m.

A.15.2 Design Traffic Loadings

Vehicle crossings will require an engineering assessment in accordance with Australian Standard AS/NZS 2566.1 Buried Flexible Pipelines – Structural Design. A RPEQ certified assessment must be submitted to Seqwater to demonstrate that the integrity and operations of the water assets will not be compromised as a result of the proposed road.

Details relating to any new roads to be constructed within the infrastructure corridor, or over Seqwater's pipeline infrastructure, must be provided to Seqwater for assessment and acceptance.

A.16 Retaining Walls

Retaining walls and their footings shall not:

- Be located within an Seqwater easement as this may compromise the safe or efficient operation, maintenance, and augmentation of Seqwater infrastructure within the easement.
- Place any additional loads on the pipeline that are outside of the structural design capacity of the pipeline.
- Be located within 5m of the outer most projection of the pipeline as this will impede Seqwaters ability to safely operate and maintain its infrastructure.
- Impede access to infrastructure.

Retaining walls proposed to be located within 5m of an Seqwater easement must be designed to allow Seqwater to use large machinery up to 30 tonne excavators and heavy earthmoving equipment anywhere within the easement to undertake maintenance or augmentation of Seqwater infrastructure, and allow Seqwater to undertake excavations up to 3m deep for maintenance or augmentation purposes anywhere within the easement.

Design of any retaining wall proposed to be located within 5m of an Seqwater easement must be supported by a engineering report prepared by a suitably qualified and experienced RPEQ addressing the above design requirements. The report must document the adopted design assumptions, soil properties, design loadings, calculations, and factors of safety against failure for all potential failure modes of the retaining wall. The report

must also document the Safety in Design process undertaken in consultation with the Seqwater Network Operations team including all risks identified, risk mitigations proposed, and resultant managed/residual risk levels for the operations and maintenance of Seqwater infrastructure and for the construction of any future Seqwater infrastructure within the easement.

A.17 Underground Service Installations

Persons installing services within 5m of Seqwater infrastructure or within a Seqwater easement must seek Consent approval.

Due to limitation of Seqwater's operational capability, services will not be permitted to be located in Seqwater Easements running parallel to the easement/pipeline. Seqwater may accept services crossing a Seqwater easement at 90º, but this requires prior application to Seqwater and Consent Approval accordingly. (Refer Figures 7 and 8).

Due to its commitment to Safety in Design, Seqwater will require new services crossing over a Seqwater pipeline to be installed in/as a rigid material capable structurally of spanning over potential excavations of the pipeline by Seqwater for operational or maintenance purposes. Seqwater engineers will liaise with applicants for Consent Approval in this regard. Applicable requirements will be dependent on specific site circumstances, which include size of pipeline, existing depth of cover over the pipeline, soil types and type of service bridging over the pipeline.

Please Note: At no time during installation of new services crossing the Seqwater Trunk Water Main will Seqwater permit 'propping off' the Trunk Water Main of the new service. Such activity may introduce point-loads to the Trunk Main Pipe which can result in damage to the internal cement-lining; with resultant loss of internal corrosion protection.

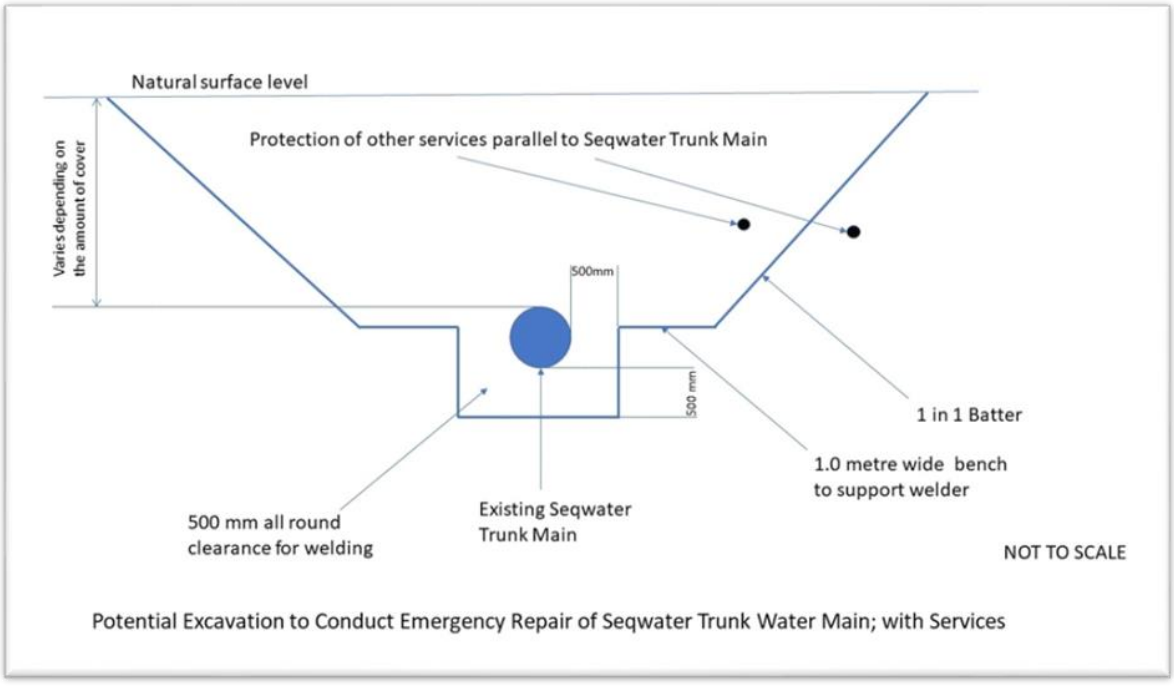


Figure 7: Services installed parallel to Seqwater Trunk Main (not permitted)

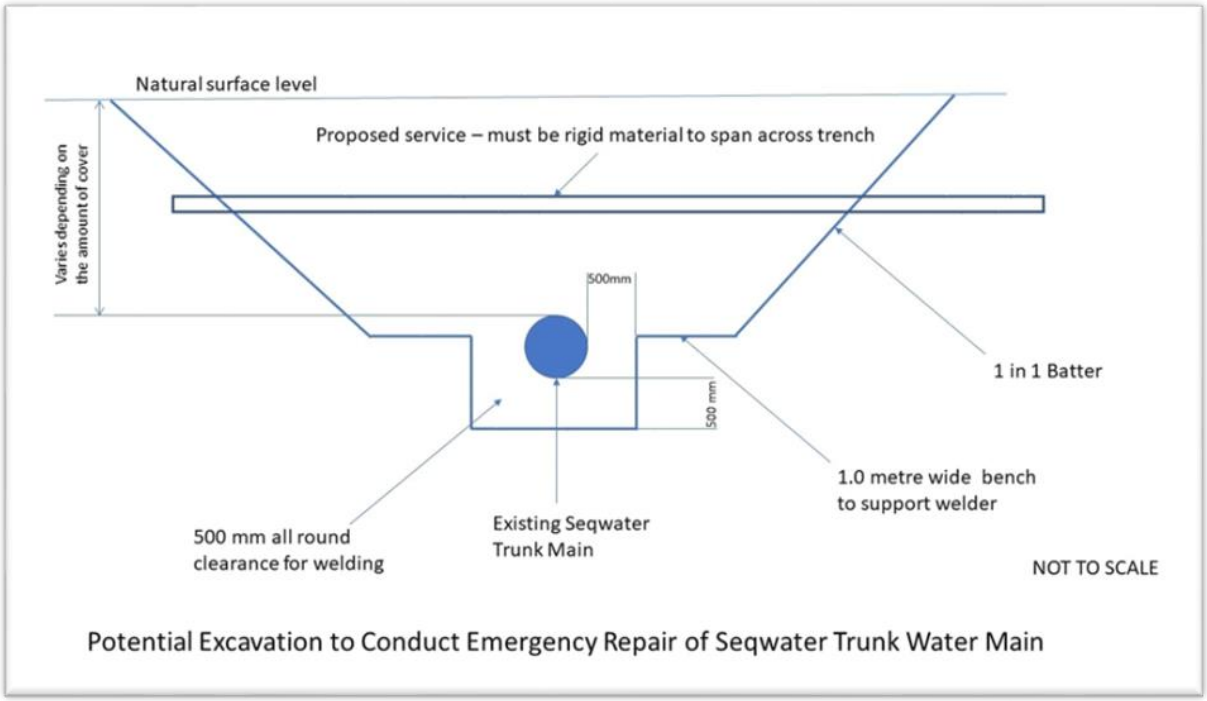


Figure 8: Services installed perpendicular to Seqwater Trunk Main

All underground service installations must be carried out such that continuous access to Seqwater infrastructure is provided and maintained. In certain instances, where Seqwater will be unable to access its Trunk Water Main; Seqwater may require its pipeline to be protected or concrete encased for 5m either side of the underground service crossing, at the applicant's expense.

Identification and marking of underground services (cables, conduits, pipelines, etc.) within the easement and in the immediate vicinity of Seqwater's pipeline are required and must comply with the following:

- As above; Seqwater will not permit other services within an Seqwater Easement, Parallel to the Easement. In non-easement situations; where services run generally parallel to the pipeline, service markers must be installed at maximum 100m spacing at alternate property boundaries and at any changes in direction.
- Where services cross the pipeline, markers must be placed 5m (or as near as is practical) on each side of the pipeline.
- Marker posts, or appropriate symbols set in concrete, to be used to mark alignments.
- Services must be marked with appropriate service marker tape located immediately above and no closer than 150mm from the installed service.
- Services must be marked to indicate ownership.

Seqwater will not be responsible for any costs associated with protection/encasement, and/or any subsequent damage caused to other underground installations in the course of Seqwater carrying out its activities on the pipeline.

A.17.1 Cables and Conduits

For the installation of underground cables and conduits within 5m from the outer most projection of Seqwater's infrastructure, the applicant must provide Seqwater with detailed design drawings and plans with appropriate dimensions, levels and co-ordinates for assessment. The following conditions will apply to any works:

- Vertical and horizontal clearances shall comply with Seqwater's Supplementary Manual to Water Services Association of Australia Water Supply Code of Australia (WSA 03 – 2011) – 'Clearance requirements' (Refer Figure 9 below)
- Confirmation that the proposed works/activity will not interfere with or change the operating conditions of the water pipeline, pipeline earthing, cathodic protection or signal systems.

A.17.2 Irrigation Equipment

Installation of irrigation systems and similar works will require consultation with Seqwater to ensure that the works do not pose a threat to, or impede access to Seqwater's infrastructure. Information to be provided should include details of proposed works to clearly indicate the pipeline size, material, location and depth.

A.17.3 Pipelines

Service crossings should preferably be at right angles to Seqwater pipelines unless the applicant can otherwise demonstrate that:

- Those crossings are consistent with relevant industry standards
- The crossings will not impact on the integrity of the Seqwater pipeline
- Seqwater's operational and maintenance activities and future works are not limited or impeded

Vertical and horizontal clearances shall comply with the 'Clearance requirements' as detailed in Seqwater's Engineering Standard D-SPE-STD-001 Water Supply Network Planning, Design and Construction (Refer Figure 9 below).

Unless otherwise authorised by Seqwater in writing, parallel co-location is limited to alignments greater than 5m from the outermost projection of the pipeline.

Reduced separations may be considered by Seqwater after consideration of adequate performance of the pipeline

and any associated infrastructure, including communication conduits and/or cathodic protection facilities. The final separation distance must allow reasonable maintenance and operational access by Seqwater and sufficient space for the renewal, repair and augmentation of the pipeline when necessary.

Approval may also be conditional upon RPEQ signed analysis of potential impact of the proposed pipeline from machinery movement both over and near Seqwater's pipeline.

Figure 9 Minimum Clearance Requirements (from Table 5 of D-SPE-STD-001)

SERVICE TYPE	Minimum Horizontal Clearance to Seqwater Water Main (mm)			Minimum Vertical Clearance to Seqwater Water Main[1] (mm)	
	≤ DN200	> DN200 and < DN600	≥ DN600	< DN375	≥ DN375
Water mains ≤DN375[2]	300[3]	600	1000	150	300
Water mains >DN375[2]	600	1000	2000	300	500
Gas mains - Low pressure	300[3]	600	1000	300	500
Gas mains - High pressure	5000	5000	5000	300	500
Telecommunication conduits and cables	300[3]	600	600	150	150
Electrical conduits and cables	500	1000	1000	300	500[7]
Electrical and communication poles	600	600	2000	N/A	N/A
Drains <DN300	300[3]	600	1000	150[4,8]	150
Drains ≥DN300	300[3]	600	2000	150[4,8]	500[4,8]
Sewers <DN200[4,8,9]	1000/600	1000/600	1000	500	500
Sewers ≥DN200[4,8,9]	1000/600	1000/600	1000	500	500
Kerbs	150	600[6]	600	900	900

Notes:

1. Vertical clearances apply where water mains cross one another and other utility services, except in the case of sewers where a vertical separation shall always be maintained, even when the main and sewer are parallel. *The main should always be located above the sewer to minimise the possibility of backflow contamination in the event of a main break*
2. Water mains includes mains supplying drinking water and non-drinking water.
3. Clearances can be further reduced to 150 mm for distances up to 2 m when passing installations such as concrete bases for small structures, providing the structure is not destabilised in the process. The clearance from timber poles should be at least 300mm.
4. Sewers and Drains should cross under water mains. For cases where there is no alternative then the sewer or drain should be joint free and continuous between manholes. It may be necessary to concrete encase the Seqwater water main as per Standard Drawing No. *D-DWG-STD-001* (encasement to extend 2 m on both sides of the utility service crossing).
7. An additional clearance from high voltage electrical installations should be maintained above the conduits or cables to allow for a protective barrier and marking to be provided as per the requirements of an LFI and EPR investigation (to be approved by Seqwater).
8. When the water main is concrete encased a minimum vertical clearance of 150 mm is required between the sewer/drain and the concrete encasement.
9. If the sewer cannot be maintained at the minimum vertical clearance below the water main, then the horizontal clearance must be amended in accordance with an assessment of the associated risks to water quality.

A.18 Piling

Seqwater will not consent to driving of piles within 15m of the outermost projection of Seqwater's pipeline and associated infrastructure unless it can be demonstrated to Seqwaters satisfaction that there will be no adverse impacts on existing infrastructure and Seqwater's operational and maintenance activities and future works will not be limited or impeded.

The maximum vibration at the pipe shall not exceed 50mm/s peak particle velocity. Seqwater may impose a lower maximum vibration at the pipe depending on site specific conditions such as pipe material, age and condition. For Asbestos Cement water mains the maximum vibration at the pipe shall not exceed 20mm/s peak particle velocity at the pipe.

Seqwater may require an RPEQ certified engineering report demonstrating that there will be no adverse impact on Seqwater's infrastructure.

For information regarding machinery, refer to *"Machinery and vehicles operating within Seqwater corridors"*.

Appendix B – Third Party Consent Application Fees and Reimbursement of Other Costs

1. An application fee may be charged where the proposed activity is determined to be of a commercial nature or an alternative location for the proposed activity is available and the use of an Seqwater corridor is being sought for convenience. The requirement to pay an application fee, and the quantum of that application fee, is dependent on the scope and extent of the works to which the consent relates (and the associated level of assessment required). Applicable application fees for different categories of works, and other costs, are set out in the table on the following page.
2. If an application fee is required then once the category of the works and the relevant fee has been determined Seqwater will provide the applicant with a written response outlining the application fee to be paid and payment details.
3. Where applicable, Seqwater is not obliged to proceed to process an application until the appropriate application fee has been received by Seqwater.
4. For Category 3 applications, applicants may be liable to pay Seqwater for Seqwaters additional costs incurred for services associated with additional technical assessment, negotiations, monitoring and other costs associated with provision of Consent over and above what is allowed for Category 2 applications. Technical assessment, monitoring and associated costs may include, but are not limited to, Seqwater's costs of engaging external consultants (e.g. engineers, geotechnical advisors and legal advisors) to consider the potential impact of the proposed activity and to address risks associated with provision of consent.
5. Additional costs associated with additional services for Category 3 applications will be based on the hourly rates set out in the table below. These rates are based on the "Avoidable Cost" method as per the Qld Treasury "Principles for Fees and Charges" (Oct 2021). Overtime loading will apply to these rates where work is required outside of Seqwaters normal working hours.

Additional Service (including travel as required)	2024/25 Hourly Rate	2025/26 Hourly Rate
Engineering	$117 / Hour (Exc. GST)	$121 / Hour (Exc. GST)
Site Witness Inspections	$99 / Hour (Exc. GST)	$102 / Hour (Exc. GST)
Drafting of As-Constructed Drawings	$108 / Hour (Exc. GST)	$111 / Hour (Exc. GST)

6. Upon receipt of a Category 3 application (and the associated application fee if required), Seqwater will conduct the initial assessment of the application and liaise with the applicant prior to incurring any further engineering, technical assessment, monitoring and associated costs. In some circumstances, Seqwater may require that the applicant enters a formal arrangement to secure the payment of the technical assessment, monitoring and associated costs.

Applicants should note that application fees are not refundable, and reimbursement of technical assessment, monitoring and associated costs is not dependent on the provision of consent by Seqwater.

Local governments, government departments, government agencies and organisations working on their behalf are not required to pay any applications fees, but may be required to pay additional costs as outlined above.

Third Party Consent Application Fees and Other Costs

Application Category	Application Fee (where required by Seqwater)	Additional Assessment & Monitoring Costs	Category Description	Criteria / Consent Application Type

1A	Nil	N/A	Generally low/minor impact private / domestic / rural work/s with low potential to impact Seqwaters easements and/or infrastructure	Including but not limited to:
				• Fences and Gates
				• Self-assessable retaining walls
				• Access tracks
				• Recreational activities
				• Agricultural activities:
				  ○ Planting trees, shrubs, vegetable gardens, turf
				  ○ Grazing
				• Lighting of fires/burning off
				• Requests for Information

1B	$Nil
	(Exc. GT)
		N/A	Minor works including underground services (up to 80mm diameter) crossing Trunk Mains which require basic engineering assessment (up to 1 hour) and a site pre-start meeting.	May include but not limited to:
				• Underground Services:
				  ○ Water, Sewerage
				  ○ Drainage
				  ○ Electricity
				  ○ Telecommunications
				  ○ Gas

2	$1,000 (Exc. GST)	N/A	Medium scale commercial infrastructure work/s with one or more proposed work with potential to impact on a Seqwater easement and/or infrastructure – generally requiring detailed engineering assessment (5 hours), a site pre-start meeting and one site witness inspection during the works.	May include but not limited to:
				• Underground and/or above ground services:
				  ○ Water, Sewerage
				  ○ Drainage
				  ○ Electricity
				  ○ Telecommunications
				  ○ Gas
				• Earthworks
				• Roadworks including Carparks, Hardstands, Pavements.

3	$1,000 (Exc. GST)	Refer to Appendix B, items 4, 5 and 6 above.	Large Scale commercial and/or infrastructure work/s with one or more proposed works with potential to impact Seqwater easement and/or infrastructure and long term, ongoing, or multiple assessments required – generally where significant engineering and other assessments are required.	At the discretion of the Principal Engineering Standards and Assurance

Appendix C – Example planning scheme provisions for local government – bulk water supply infrastructure

Application of Appendix C

This Appendix C is provided for Local Government guidance only. It provides example planning scheme provisions for the Energy and Water Supply state interest for bulk water supply infrastructure under the State Planning Policy. Local governments may choose to adopt or otherwise adapt these when making or amending a planning scheme.

Strategic Outcomes

Bulk water supply infrastructure is:

- identified and protected to ensure the efficient delivery and functioning of the infrastructure
- protected from encroachment from sensitive or other incompatible development
- located, designed and operated to avoid or otherwise minimise adverse impacts on surrounding land uses and the natural environment.

Example Code: Bulk Water Supply Infrastructure

Application

The following content could appear in a bulk water supply infrastructure overlay code, within a regional infrastructure overlay code containing provisions for other types of regional infrastructure, or within zone or use codes, as appropriate.

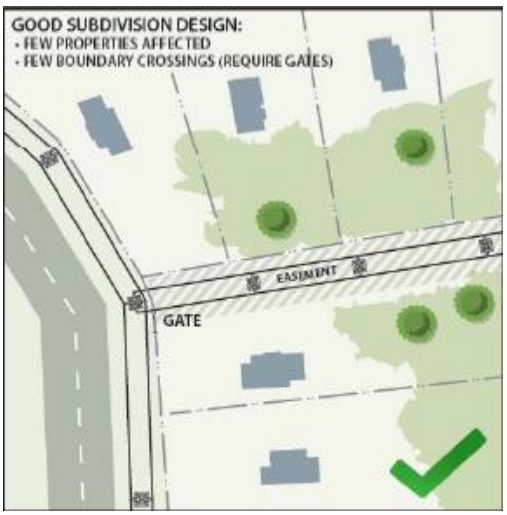
Purpose

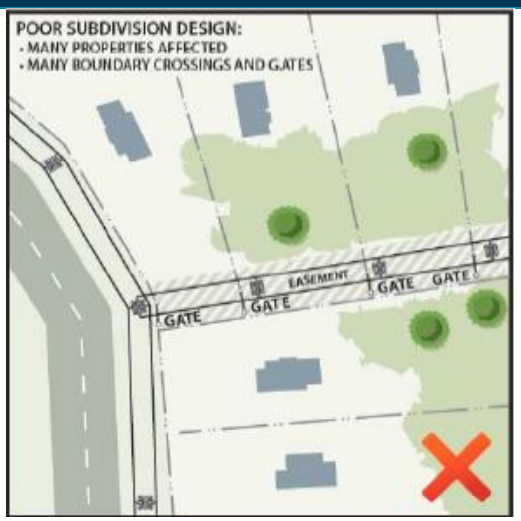
The purpose of this code is to ensure:

1. Approved future bulk water supply infrastructure locations and corridors are protected from encroachment by sensitive land uses or incompatible development.
2. Development includes setbacks and buffers to bulk water supply infrastructure locations and easements to avoid safety risks to people or property and to minimise noise and visual impacts.
3. Development does not compromise or interfere with the physical integrity and operation, maintenance and expansion of existing bulk water supply infrastructure.

Table 1: Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
General	
Access	
PO1 Development does not create a barrier to existing access points to bulk water supply infrastructure	**AO1** Development does not limit access with: (a) fences constructed along the boundaries of, or traversing, existing or proposed infrastructure

Performance outcomes	Acceptable outcomes
	easements (other than as required to limit public access from the development to the infrastructure for public safety) (b) storage of equipment or material within or along the boundaries of existing or proposed infrastructure easements (c) construction of buildings within or along the boundaries of existing or proposed infrastructure easements.
PO2 Bulk water supply infrastructure that is linear infrastructure (e.g. pipelines) within private land is protected by easements in favour of the responsible utility provider.	**AO2** Existing easements are maintained and where none currently exist, new easements are created that are sufficient for the provider's requirements.
PO3 When reconfiguring a lot occupied by bulk water supply infrastructure, the operational reliability and integrity of the infrastructure is protected by: (a) maintaining the level of access via existing easements; or (b) creating a new easement.	No acceptable outcome is provided. *Note: The images below provide one example on how to maintain access to an existing easement by ensuring that additional lots are not created within the easement. When creating an easement, utility providers must be consulted to ensure their requirements are satisfied.* 

Performance outcomes	Acceptable outcomes
	
PO4 When reconfiguring a lot occupied by bulk water supply infrastructure, the reconfiguration does not intensify development within an easement in a way that would impede access to the infrastructure by the responsible utility provider.	**AO4** The number of lots within an easement is not increased.
PO5 Where reconfiguring a lot involves a cul-de-sac or single point of access to the lots, the bulk water supply infrastructure is located to ensure maintenance activities by the responsible utility provider can occur without blocking access to the lot/s by users.	No acceptable outcome is provided.
Design and landscaping	
PO6 Reconfiguring for a new development area integrates bulk water supply infrastructure within the overall layout. In particular, the layout: (a) ensures land of sufficient size and suitability to accommodate the existing and future infrastructure network (b) minimises the visual impact of infrastructure (c) provides for an interface or relationship with surrounding land uses that minimises the potential for nuisance (including noise), health and safety concerns.	**AO6** Development complies with the current '*Seqwater Network Consent Guidelines*'.

Performance outcomes	Acceptable outcomes
PO7 Development within a bulk water supply corridor incorporates the corridor into a useable public open space network wherever possible.	No acceptable outcome is provided.
PO8 Development does not increase flooding, drainage or erosion conditions that would impact on bulk water supply infrastructure.	No acceptable outcome is provided.
Bulk water supply infrastructure	
PO9 Development is set back from bulk water supply infrastructure to: (a) avoid safety risks to people and property (b) minimise noise and visual impacts to people and property (c) ensure the physical integrity and operation, maintenance and expansion of the infrastructure is not compromised.	**AO9** Development is set back in accordance with Table 2 'Recommended separation distances from bulk water supply infrastructure'.
PO10 Vegetation planted near pipelines does not pose any risk to the physical integrity and operation of the pipeline.	**AO10** Planting near pipelines complies with the current *'Seqwater Network Consent Guidelines'*.

Separation distances from bulk water supply infrastructure

Local governments and applicants should discuss appropriate separation distances from bulk water supply infrastructure with Seqwater. To assist in determining separation distances, bulk water supply infrastructure is mapped in the SPP Interactive Mapping System (IMS) and recommended distances are provided in Table 2.

Table 2: Recommended separation distances from bulk water supply infrastructure

Bulk water supply infrastructure	Type of development	Minimum separation distance (in metres)
Channels	All development	Contact utility provider to confirm appropriate separation distance
Pipelines	Development involving blasting (1,2)	200m from edge of pipe

Bulk water supply infrastructure	Type of development		Minimum separation distance (in metres)
	All other development		20m from edge of pipe
Water treatment plants and water quality facilities	Sensitive land use		250m from building footprint or infrastructure of the plant/ facility.
	Development involving blasting (1,2)		200m from building footprint or infrastructure of the plant/ facility.
	All other development		20m from building footprint or infrastructure of the plant/ facility.
Reservoir facilities	Development involving blasting (1,2)		200m from building footprint or infrastructure of the facility.
	All other development		20m from building footprint or infrastructure of the facility.
Pump stations	Sensitive land use		100m from building footprint or infrastructure of the facility.
	Development involving blasting (1,2)		200m from building footprint or infrastructure of the facility.
	All other development		20m from building footprint or infrastructure of the facility.
Bulk water storage embankments	Earthworks	Embankment height (3,4)	Minimum separation distance(4)
		0m to 5m	50m from the toe of the bulk water storage embankment.
		>5m to 10m	100m from the toe of the bulk water storage embankment.
		>10m to 15m	150m from the toe of the bulk water storage embankment.
		>15m to 20m	200m from the toe of the bulk water storage embankment.
		>20m	500m from the toe of the bulk water storage embankment.

Bulk water supply infrastructure	Type of development	Minimum separation distance (in metres)
	Development involving blasting [1,2]	500m from wall or embankment of bulk water storage
Raw water intakes	Sensitive land use	100m from building footprint or infrastructure of the facility.
	Development involving blasting [1,2]	200m from building footprint or infrastructure of the facility.
	All other development	20m from building footprint or infrastructure of the facility.
Bores	Sensitive land use	100m from building footprint or infrastructure of the facility.
	Development involving blasting [1,2]	200m from building footprint or infrastructure of the facility.
	All other development	20m from building footprint or infrastructure of the facility.
Future water treatment plant	Sensitive land use.	200m from site boundary.
	All other development.	20m from site boundary.

[1] Refers to any type of development involving blasting <500 kg charge mass per delay, use of explosives, piling, and other vibratory/compaction machinery (over 20t centrifugal force) during construction and/or operation. For blasting over 500 kg, applicants are to contact the asset owner as a greater separation zone may apply.

[2] It is recommended that blasting provisions be included in an extractive industry code (or similar) in addition to any bulk water infrastructure code.

[3] Bulk water storage height is to be taken at the maximum section of the bulk water storage embankment (i.e. from the crest to the toe).

[4] Applicants should contact the utility provider to determine the location of the toe.