



Building in the Vicinity of Underground Infrastructure Survey Submission Requirements

A survey plan is required when a proposed development is located near underground infrastructure, such as Water, Sewer and/or Stormwater pipelines, service conduits or underground tanks.

A Survey Plan **is required** with your application when:

- The closest extent of the development works appears to be within 5 metres of the pipeline and/or within the zone of influence of the pipeline.

A survey accurate plan **must** include:

- The relative location of the building and the pipeline.
- The depth to pipe invert.

If the development is within the zone of influence of a pipeline, you will also be required to provide a Zone of Influence assessment.

Zone of influence refers to the area either side of the buried asset where any structure may transmit a load to the asset.

How to determine the Zone of Influence

The Zone of Influence (Zoi) for a pipeline shall be determined as illustrated in FIGURE 1.

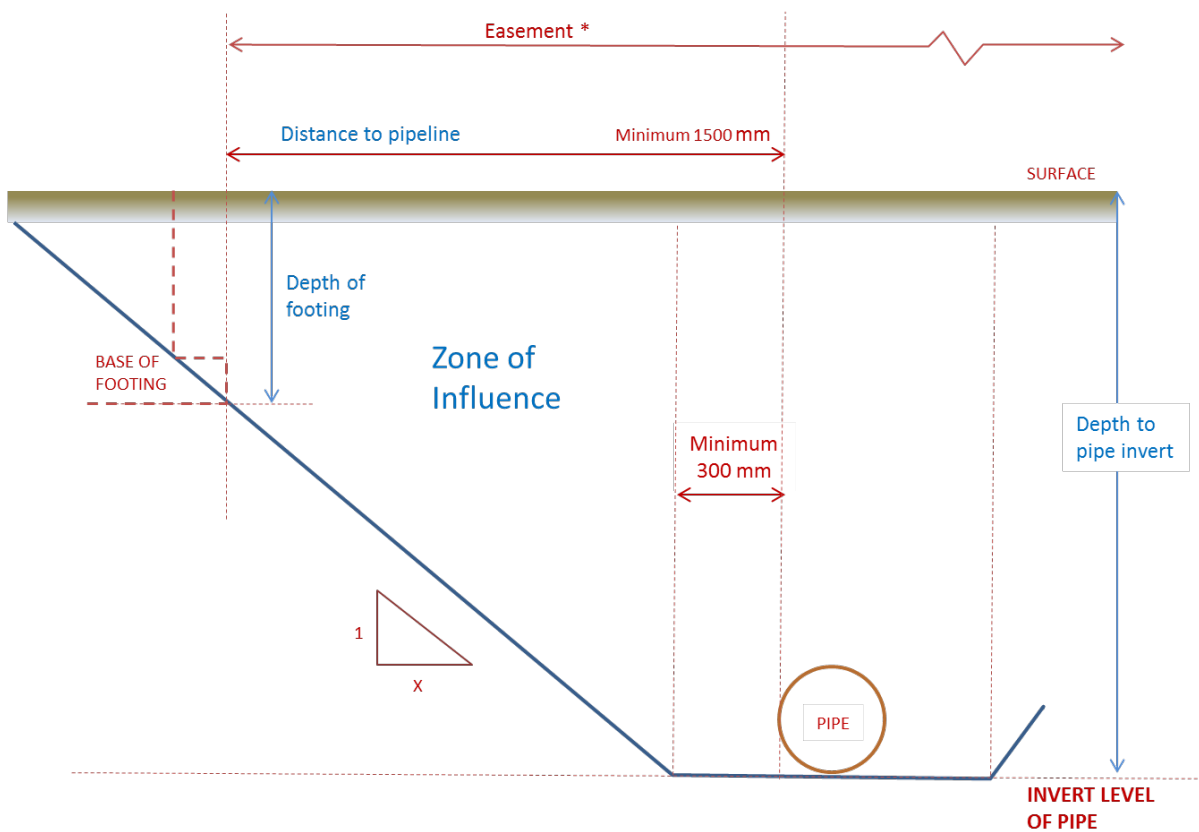
1. The cross-section of the Zoi is determined by extending a line from a point a **minimum of 300 mm** from the outside of the pipeline at pipe invert level to the ground surface at a gradient determined by the soil type.
2. The gradient of the Zone of Influence shall be determined as follows:

X (Horizontal): 1(Vertical)

Where:

- X = 2** For most soil types e.g. sand, select fill, loam
- X = 1** For stiff soils (clays etc.). Geotechnical investigations and a report from a suitably qualified and experienced Geotechnical Engineer will need to be provided by the developer / applicant to support use of this steeper gradient.

3. For pipelines up to 1.5m deep (to invert) a minimum clearance of 1500mm is required.



* Existing Easement OR Easement to be created, compliant with Section 5 of this Policy

Figure 1: Zone of Influence assessment

More information is available in the link: [Building in the Vicinity of Underground Infrastructure Policy - Byron |.Shire Council \(nsw.gov.au\)](#)

Note: Survey accurate plans must be prepared by a Registered Surveyor pursuant to the Surveying and Spatial Information Act 2002. It is the responsibility of the owner to determine the exact location of Council's underground infrastructure which is / or may be affected by the proposed building/document.