



Build Over Easement Policy

Policy Owner	Manager Engineering Services Engineering Services
Creation Date	13 April 2015
Revision Date	20 April 2015

Please check Council's Intranet to ensure this is the latest Revision

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Purpose

The purpose of this policy is to guide the community and Council in establishing the conditions and process for the construction of buildings or works over Council vested or implied drainage easements.

The intent of the policy is to allow the building of minor structures over easements in line with Council's *Build Over Easement Guidelines* and as per regulations under the *Water Act 1989* which prohibit the building of substantial structures or fill, which would compromise Council's ability to provide and maintain an appropriate stormwater network.

Scope

This policy applies to Council, property owners, and developers to aid in preserving the integrity of Council maintained easements.

Policy

In most instances easement restrictions are placed on a parcel of land at the time of subdivision to facilitate provision of services by service authorities. These easements are vested in the appropriate bodies and are recorded on the title of the property. Notwithstanding this, easements can also be implied by the presence of service assets. Within these easements the landowner has the use of the land as long as such use does not interfere with service provision and operational requirements of the service authorities.

The objectives of the Policy are:

- To provide a consistent response to applications from landowners to build structures over easements vested in Council.
- To ensure Council's ability to access, maintain, provide and improve infrastructure service provisions within the easement if and when required.
- To protect Council against incurring any cost due to structures or fill placed over an easement.
- To have a process that ensures prospective new owners of the land are aware of the specific conditions with regard to Council rights to access of the easement.
- To ensure Council's *Build Over Easement Guidelines* are met and adhered to.

Definitions

Easement – A right to cross or otherwise use someone else's land for a specified purpose.

Implied Easement – An easement is implied if a service asset owned by a service authority or Local Government (such as a drainage line) is actually in place and yet not contained within a vested easement on the land. The same rights and regulations apply as for an easement.

Responsibilities

The Council is responsible for ensuring the integrity of Council's easements are maintained to a high standard.

Related Documents

Build Over Easement Guidelines, 2015

Water Act 1989

Local Government Act 1989

Building Regulations 2006