

Standards Alert

A new guideline Technical Guidelines – Building Over and Adjacent to pipe asset Version 6 is now available

This guideline provides users with:

- Deemed to comply conditions for structures over and adjacent to Sydney Water assets.
- Requirements for access, clearances and safe work limitations over and adjacent to Sydney Water assets.

Why has the guideline been updated?

The guideline has been updated to better align with Sydney Water's corporate strategy in providing reliable water and sewer services as well as provide clarity to the end users.

What are the key changes?

Key changes from the previous version include:

- What Sydney Water considers free and safe access to their assets, and how Sydney Water needs to access their asset to facilitate maintenance activities
- Improving clarity around the pipe condition when being left in situ where structures are placed on top of the asset
- New 'in-scope' scenarios for assets to be left in situ without the need of a specialist engineering assessment, including;
 - Traversing of light and medium size construction and road vehicles by utilising a steel road plate
 - Building over and adjacent to gravity sewerage pipelines up to DN750

How do these changes impact users and what are the key benefits?

The guideline aims to provide clarity to existing scenarios by setting condition assessment values as to what Sydney Water consider assets in good condition, this would remove the ambiguity in the current standard. The aim is to promote longevity of assets that Sydney Water can no longer access, but also considers that costs imposed to home and land owners are minimised as far as practicable given the current housing affordability crisis.

Further, by introducing new in-scope building over scenarios, it aims to reduce the number of low risk scenarios that are currently being reverted to the specialised engineering assessment process which will reduce time frames for our customers.

The new guideline aims to:

- Provide clarity of engineering solutions to the end user.
- Reduce timeframes of building over and adjacent to applications to Sydney Water.
- Increase 'in-scope' scenarios for authorised representatives to assess, reduce the number of Specialist Engineering Assessments assessed by Sydney Water and streamline the BOA process.

- Reinforce modifications of Sydney Water assets are to be completed by Asset Creation Policy.
- Provide clarity to free and safe access

When can I start using the new guideline?

For projects where the design has commenced, the current version can continue to be used.

Where the design has not yet commenced, the new version must be used.

Where can I find the new guideline?

The guideline is available on [iConnect](#) (for SW staff), [SW Delivery Portal](#) (for SW contractors), and [SW website](#) (for developers, WSCs and other external users)

How can I provide feedback?

A webinar for the new publication will be held on 16 October 2025 through MS Teams. Registration for the event can be found through the following [link](#) and participants are encouraged to attend. A Q&A session and chat function will be available during the presentation for attendees to ask questions.

If you have any feedback on this guideline, please contact the author by email at: standards@sydneywater.com.au.

Please feel free to pass this alert onto others that may benefit.