

# Demolition

To be read in conjunction with General Requirements: A guide to building on properties containing (or in close proximity to) Canberra's water and sewerage networks

## Disclaimer

This Guide was prepared for Icon Water. It is provided for general reference only and is not intended as a legal guide or substitute for legal or other professional advice. Each set of factual circumstances will vary and must be considered individually. The Guide content is correct as at 1 October 2014. Referenced source documents and industry practices will be amended or otherwise vary from time to time so care must be taken to confirm currency at the relevant time.

Copyright Icon Water. All rights reserved.

## About this guide

This guide is designed to be used in conjunction with the information contained in the guide *General Building Requirements: A guide to building on properties containing (or in close proximity to) Canberra's water and sewerage networks*.

# Compliance with utility requirements

Demolition works are not to damage water or sewer network assets and are not to proceed without Icon Water approval or contrary to any conditions of approval. Figure 28 shows minimum requirements to protect assets during construction.

## Pre-demolition asset inspection

It is the responsibility of the landholder or their agents to undertake an inspection, recording the condition of Icon Water assets (maintenance hole [manhole] lid(s), meter assembly, hydrants and valve covers) before demolition works commence. A failure to identify faults prior to the commencement of demolition works may result in Icon Water attributing the cost of repairs to the landholder. Any faults found should be reported to Icon Water on 02 6248 3111 prior to works commencing.

Icon Water may inspect the site upon completion of the demolition, or prior to redevelopment to ensure all conditions of the demolition approval are adhered to. Any costs associated with damage to assets may be borne by the responsible persons as outlined in the *Utilities Act 2000*.

## Disconnection policy

If a property remains undeveloped or unoccupied for more than 12 months after a demolition, the landholder may be required to permanently disconnect the sewer and water services from the network in accordance with Icon Water Service and Installation Rules. This work is to be undertaken by Icon Water at the landholder's expense.

## Water supply

Unauthorised removal of a water meter is an offence under the *Utilities Act 2000*.

Before demolition works commence, a licensed plumber must disconnect the internal plumbing from the downstream side of the meter. If a water supply is required for subsequent building works, a temporary hose cock (affixed to a sturdy post) must be installed downstream of the meter. The Icon Water service and meter assembly must be staked and para-webbed to protect the assembly from damage.

Instructions detailing the method of protection of the service and meter assembly (complying with Icon Water requirements) must be included on demolition plans.

To avoid water wastage, Icon Water recommend the meter isolation valve be turned off when the site is unoccupied.

The water meter must be accessible for maintenance and reading at all times.

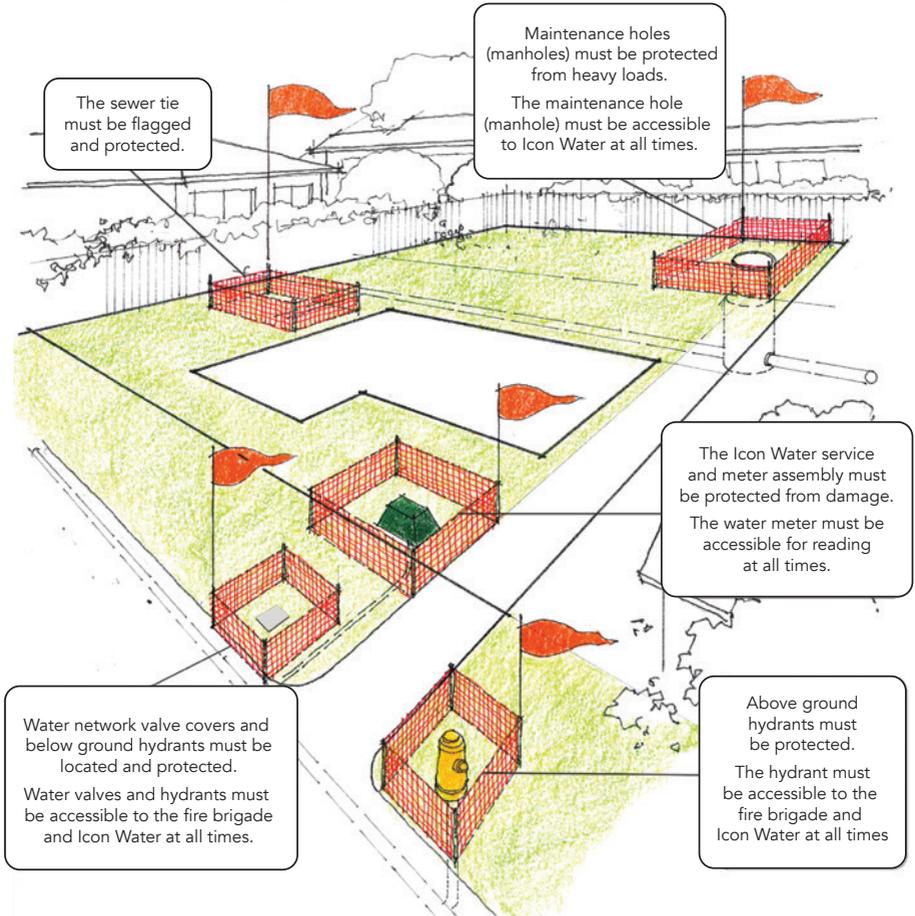


Figure 28 Protection of assets during construction

# Water valves and fire hydrants

Water network valve covers, above ground hydrants and below ground hydrants must be located and staked and para-webbed to protect these assemblies from damage.

Water valves and hydrants must be accessible to the fire brigade and Icon Water at all times.

## Maintenance Structures

Sewer maintenance structures must be located, made visible, staked and para-webbed to protect them from damage. These are to be protected from heavy loads and be accessible to Icon Water at all times.

## Sewer connection

Before demolition works commence, a licensed drainer must cap the internal sanitary drain (approximately 3 metres from the sewer tie) to ACT Government Environment and Planning Directorate requirements, at the landholder's expense.

Specification clauses detailing the method of disconnection of sanitary drainage (in accordance with Icon Water requirements) must be included on demolition plans.

Icon Water may inspect the disconnection before the demolition works commence.

The sewer tie must be flagged and protected from damage.

Future reconnection must be at the tie and comply with ACT Government Environment and Planning Directorate requirements.

## Damage to Icon Water assets

If sewer or water network assets are damaged by demolition related activities, Icon Water repair costs will be charged to the person(s) responsible for that damage in accordance with the conditions in the *Utilities Act 2000*. Damage occurring inside the property boundaries will be attributed to the landholder. Costs to repair damage occurring outside the property boundary are commonly assigned to the responsible party causing the damage.

## Contact details:

### iconwater.com.au

#### Phone

Icon Water: (02) 6248 3111

*Option 1 – Faults and emergencies (24 hour)*

*Option 2 – Account enquiries (8.00am – 6.00pm Monday to Friday)*

*Option 3 – General enquiries and complaints (8.30am – 5.00pm Monday to Friday)*

#### Postal address

Icon Water  
GPO Box 366  
Canberra City ACT 2601

#### Email

talktous@iconwater.com.au

## Dial-Before-You-Dig

Phone: 1100

Web address: [www.1100.com.au](http://www.1100.com.au)

## Language assistance

13 14 50

24 hours

如果您需要幫助，請打電話給下面的號碼。

¿Necesita un intérprete? Llame al número indicado abajo.

هل تحتاج إلى مترجم؟ اتصل بالرقم أدناه.

Trebate li pomoć tumača? Nazovite niže navedeni broj.

Nếu quý vị cần sự giúp đỡ, vui lòng gọi số bên dưới.

Se vi serve un interprete, telefonate al seguente numero.

Αν χρειάζεστε διερμηνέα, τηλεφωνείτε στον αριθμό παρακάτω.