



**ACT**  
Government

Territory and Municipal Services

## Asset Acceptance

# **BUILDING APPLICATION ADVISORY NOTE**

**BAAN 03**

## **Title: Stormwater easement checks and clearance requirements for approval of stormwater applications for residential blocks in the ACT**

### **Background:**

Territory and Municipal Services (TAMS) receives applications for stormwater easement checks. This Advisory Notice is prepared as a guide for applicants when applying for stormwater easement checks for works on standard residential blocks across the ACT. This is expected to assist all the applicants to assess the appropriate clearance requirements needed so that their application can be supported by the Territory, prior to the lodgement of the application.

### **Advice:**

#### **Stormwater easement clearance requirements:**

##### **1. What is a stormwater easement?**

Note: The area of the block where stormwater pipes are buried in the ground to service the residential buildings. Most stormwater easements are a minimum of 2.5 metres wide unless they are in a shared trench with the sewer pipes and then the easement will be 3.5 metres wide.

##### **2. Clear zones**

Note: All buildings works must be clear of the easement unless noted in the 'TAMS stormwater guidelines: Construction in the Vicinity of Stormwater Easements'.

##### **3. Clearance requirements**

Note: All building works must not obstruct access to the stormwater easement. This is required to provide access in the event that stormwater network requiring maintenance in the future. A 2.5 metre wide access zone is to be provided from the front of the block to the easement unless otherwise approved by TAMS Asset Acceptance.