

Title: SEWER MAINS, BUILDINGS OVER AND SEW-POL-1
ADJACENT TO

Service: WASTE WATER SERVICES

Responsible Officer: DIRECTOR OF OPERATIONS

Objective

To minimise sewer main maintenance caused by adjacent structures.

Policy

1. Main Buildings

- 1.1. A building structure can only be built over an existing sewer main where exceptional circumstances preclude the location of that structure in any other area.
- 1.2. Where exceptional circumstances are deemed to exist and a building is proposed to be located over a sewer main, then the subject sewer main must be replaced with DICL pipe between the manholes either side of the proposed building. An intercepting manhole may be constructed if appropriate. Council shall decide the diameter of the pipe to be replaced. The full cost for survey, design and construction shall be borne by the owner of the subject allotment.
- 1.3. No sewer manholes shall be located within the building area.
- 1.4. All footings and reinforced concrete floor slabs located within and affecting the zone of influence of the sewer main shall require certification from a practising Structural Engineer to ensure that foundation pressures are not transmitted to that sewer main. Lateral distances between the outer perimeter of the proposed footings and outer diameter of the sewer main shall be greater than 400 mm. All costs associated with this certification are to be borne by the owner of the subject allotment.
- 1.5. Where no easement exists over the sewer main, a 3.0 m wide easement shall be created on the property title over the sewer main.

2. Class 10 Structures

- 2.1. Non-habitable buildings or structures other than an allotment fence shall not be located within the zone of influence of the sewer main.

2.2. Driveways may be constructed over the sewer main subject to the maintenance of adequate cover over the sewer main. If any manhole exists within the proposed driveway, it shall be raised or lowered to match the driveway. The cost for this adjustment is to be borne by the owner of the allotment.

3. Costs

3.1. Maintenance

Where a concrete driveway, slabs, retaining walls and landscaping are located over sewer mains and such structures are affected by maintenance works being

carried out by Council, then Council will bear all costs associated with restoring those structures to good order and repair.

3.2. Damages

All damages caused to an existing sewer main by the owner or builder during the construction phase shall be repaired by Council and the full cost of such repairs shall be borne by the owner or builder.

3.3. New Developments

The cost of new work associated with any development shall be borne by the developer and/or owner.

4. Locations

The owner or builder shall be responsible to determine the exact location of any sewer main and associated structures, which may affect or be affected by the proposed structure. Council plans are to be utilised for guidance only.

Other Relevant Policies/Procedures

Previously known as Policy S.2 & WWS-POL-1

History

<i>Minute No</i>	<i>Date of Issue</i>	<i>Action</i>	<i>Author</i>	<i>Checked By</i>
402	13 December 2000	Amended	David Rowe	David Rowe
290	10 August 2005	Amended	Siva Sivakumar	David Rowe
43	14 February 2007	Confirmed		PP&R Meeting
330	23 July 2008	Confirmed		Council Meeting
153	11 May 2011	Confirmed		Special Planning Committee Meeting

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