



S15/1

POLICY REGISTER

Subject: Building Over or Adjacent to a Council Sewer Main

	<i>Current</i>	<i>Previous</i>	<i>Prior</i>	<i>Prior</i>
<i>Minute No:</i>	61	1062	286	47
<i>Meeting Date:</i>	16/04/2007	11/9/2000	16/6/97	16/1/95
<i>Review Date:</i>				

This policy applies to buildings and structures that are proposed to be constructed over, or within the zone of influence (Refer appendix A) of, sewer mains except those structures that are exempt under the provisions of The Guideline Document for Exempt and Complying Development and Notification Procedures.

Council only approves the erection of a building or structure over or within the zone of influence of a sewer main subject to compliance with the following;

1. The Director of Environmental Services is satisfied that the structure cannot reasonably be relocated on the site to avoid the sewer; and
2. The Manager Water & Waste is satisfied that no other reasonable alternative is available to relocate the sewer.

Should it be decided that the proposal should be approved the following must be complied with prior to the release of a Construction Certificate;

1. A report, certification and detailed drawings of the proposed footings and/or piers proposed by a suitably qualified engineer shall be submitted to and approved by Manager Water & Waste to show that the proposed building or structure suitably bridges the "zone of influence" and is not likely to affect the structural integrity of the sewer main; and
2. A restrictive covenant is to be registered on the title of the land for the purpose of indemnifying Council against any loss, damage or expenses incurred by Council in relation to the sewer main as a result of the building or structure being constructed over or within the zone of influence of the sewer main and any activities ancillary thereto; and

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3. The building or structure is not to be located over any manhole, access point, riser, junction or the like to the sewer main; and
4. The building or structure will not cover more than 75% of the length of the sewer main on the property and will allow a minimum 5 metres continuous length of sewer main unobstructed to allow for access to the sewer main for any purpose.

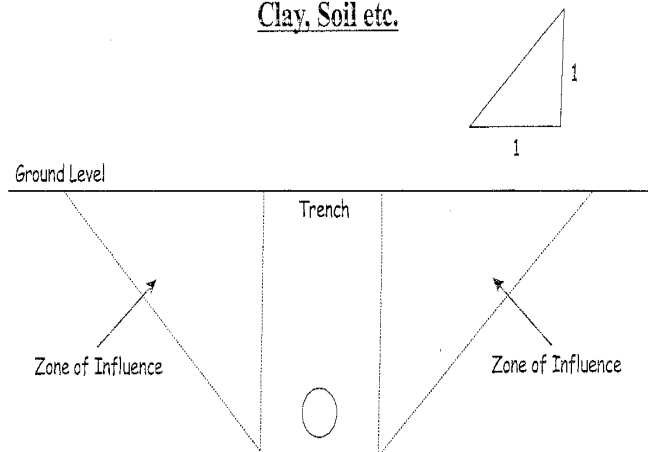
The cost for compliance with these requirements is the responsibility of the applicant for the development or the owner of the land.

Compliance with these conditions will be required if the proposed building or structure is within the zone of influence of Council's sewer main regardless of whether an easement has been registered on the title of the land for the sewer main.

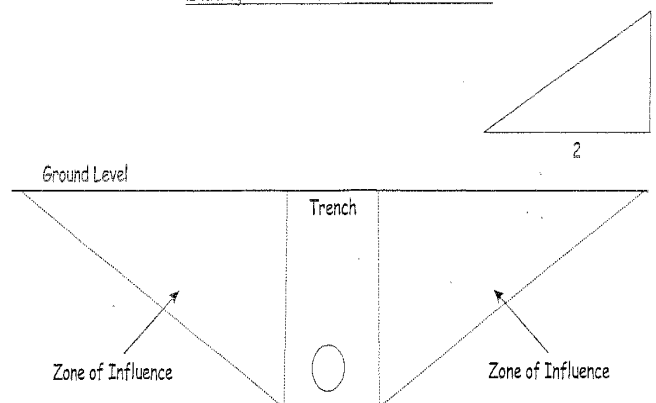
If the proposed building or structure is to encroach on a registered easement, regardless of the purpose for the easement, consent for the development is to be gained, by the applicant, from all beneficiaries of the easement.

The zone of influence of a sewer is that area likely to be influenced by building loads and depends on the nature of the soil on which the structure is to be located

Zone of Influence
Clay, Soil etc.



Zone of Influence
Sand, Filled Ground, Loam etc.



NOTE: In water charged ground, the zone of influence may extend further from the sewer.