



POLICY STATEMENT

BUILDING OVER SEWERS

POLICY ADOPTED: 21 February 2012

Policy Objective:

This policy document has been prepared as a guideline for proposed development/s where approval is required from Bland Shire Council for building over or adjacent to Council's gravity sewer mains. The implementation of this policy will ensure that Council's sewer assets are protected.

Policy Statement:

Bland Shire Council's first position is that structures not be constructed over or close to sewers.

Applications for construction adjacent to and over Bland Shire Councils assets will only be considered if it can be clearly demonstrated that the applicant has investigated all other options for development.

Bland Shire Council will treat each application on its merits but it should not be assumed that consent for construction over the sewer will be automatically granted.

Definitions:

Sewer/line/main/pipe means an asset owned by Bland Shire Council used for the conveyance of sewage, whether raw or treated.

Building over sewer means the erection of a structure over and within the zone of influence of the sewer.

Building adjacent to sewers means where a structure is proposed to be built in the zone of influence but not over the sewer. The structure is likely to impact on Bland Shire Council's sewers and associated structures.

Zone of influence means the area associated with Bland Shire Council's assets that, if built within or over, could cause undue loading on the asset.

Lightweight/demountable structures means any approved structure that can, at the owners risk and expense be easily and readily dismantled and removed at the request of Bland Shire Council. Some examples may include domestic carports, some small tool or garden sheds. Refer Part "D"

Responsibilities:

This policy applies to any application lodged with Bland Shire Council to erect a building over or adjacent to Bland Shire Councils sewer.

Recommended Practices:

A. Minor Buildings or structures of ten (10m²) square metres or less may be permitted to be built:

- (i) Over an existing sewer main when the building or structure straddles the trench and is founded on sound foundation materials each side of the trench provided that the sewer has been constructed for a period in excess of five (5) years; or
- (ii) Adjacent to the existing sewer main at a minimum distance of one metre measured from the centre line of the sewer to the side of the building or structure and the structure is founded on sound foundation material.

And providing that:

- (iii) Masonry building shall not permit to be built over an existing sewer main.
- (iv) The property owner offer to Bland Shire Council an Indemnity in accordance with
- (v) Part "E" of this policy.

B. No dwelling or other building shall be erected over or adjacent to a sewer main unless:

- (i) The footings will adequately support the building in the event of subsidence of the trench: Refer to Appendix A, B, as minimum requirements; and
- (ii) In the case of a dwelling over a sewer main, Bland Shire Council is satisfied that in the event of a breakage in the sewer main an alternative sewer drainage line could be installed should such a breakage occur under the building which cannot be repaired: and
- (iii) In all cases where a sewer is to be built over in accordance with this Policy, the sewer may be mirrored prior to and after construction work to ensure that no damage has been caused to the existing sewer because of the construction works carried out; and
- (iv) That the property owner offer to Bland Shire Council an indemnity in accordance with Part "E" of this policy

C. Commercial Building

- (i) In all cases Commercial Buildings to be constructed over or adjacent to existing sewers a detailed Structural Engineers design is to be submitted; and
- (ii) That the sewer which is to be built over maybe required to be mirrored prior to and after construction to ensure that no damage has been caused to existing sewer because of construction works carried out; and
- (iii) That the property owner offer to Bland Shire Council an indemnity in accordance with Part "E" of this policy.

D. Open Carports, Shade Structures and the like.

Carports, shade structures and the like of open structures may be permitted to be built over or adjacent to sewer lines provided that;

- (i) Any support column shall be a distance of 1.2 metres from the centre line of the sewer trench line and founded on sound foundation materials provided the sewer has been constructed for five (5) years or the footing extends below the line of influence of the sewer being a line that extends upwards from the underside of the sewer at 45 degrees; and
- (ii) The building shall be so constructed as to be readily demountable; and

- (iii) The structure in all other respects shall comply with the requirements of the Standard Building By-laws: and
- (iv) That the property owner offer to Bland Shire Council an indemnity in accordance with Part "E" of this policy.

E. Indemnity to Council

In all cases where a building is located over or adjacent to a sewer the owners are required to provide a written indemnity stating that:

- (i) In event of the need for replacement of the sewer that they make good to Bland Shire Council the additional estimated cost of re-routing the pipe around the structure or under the structure, due to the presence of the structure; and
- (ii) In the event of the settlement or any other event caused by the presence of the structure incurring damage upon the sewer then they shall be responsible for the repair of that sewer; and
- (iii) In the event of the settlement or any other event caused by the influence of the sewer incurring damage upon the structure then they shall be responsible for the full cost of the repair of their own structure.

F. Expensive Sewers or Expensive Building

Where in the opinion of Council the value of any repair works on a sewer are considered to be expensive due to the presence of the building, or the building proposed to be placed adjacent to the sewer would be considered by Council to be expensive to repair should it be damaged by subsidence then Council reserves the right to:

- (i) Refuse any building adjacent to or over that sewer, or request mitigation measures considered appropriate such as concrete encasement or otherwise.

References:

Nil

Appendices:

APPENDIX A: Foundation Requirements

APPENDIX B: Foundation Requirements

APPENDIX C: Building Over Sewer Lines Indemnity to Bland Shire Council

Authorisation:

Status	Committee	N/A	
	Manex	N/A	
Owner	Director Engineering Services		
EDRMS Doc. ID	355060		
Superceded Policy			
Date of Adoption/ Amendment	Revision Number	Minute Number	Review Date
21 February 2012	0		

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Related Council Policy / Procedure

BUILDING OVER COUNCIL'S SEWER

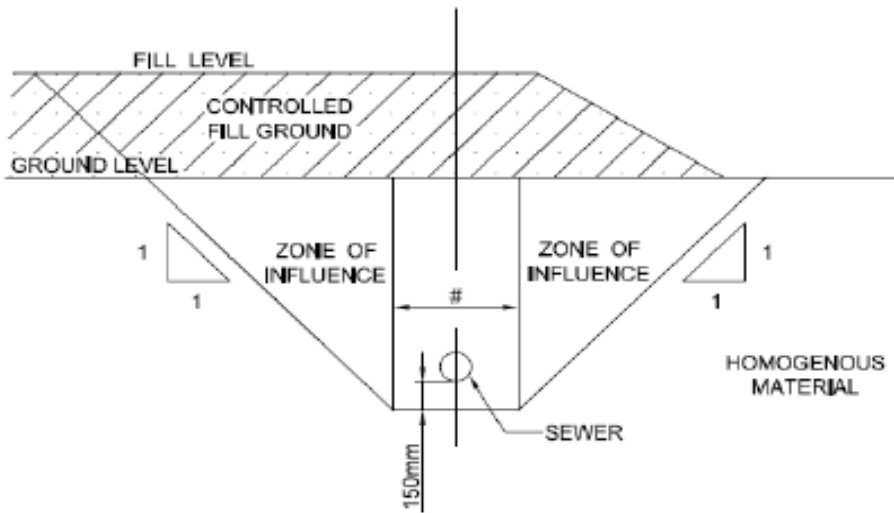


DIAGRAM 1 - ZONE OF INFLUENCE - CLAY, COMPACTED SOIL, ETC.

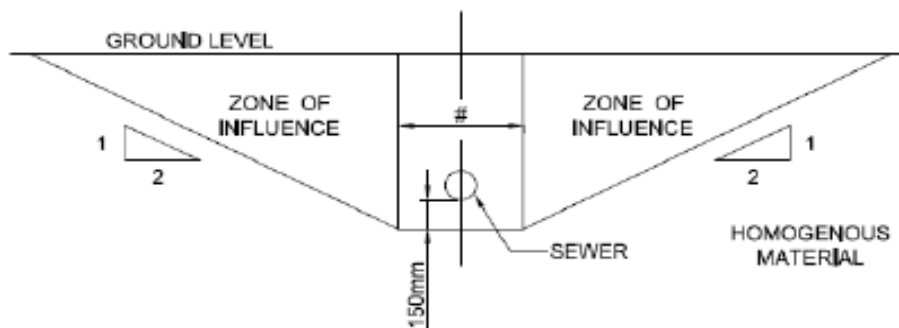


DIAGRAM 2 - ZONE OF INFLUENCE - SAND, FILLED GROUND, LOAM, ETC.

NOTE: IN WATER CHARGED GROUND, THE ZONE OF INFLUENCE MAY EXTEND FURTHER FROM THE SEWER.

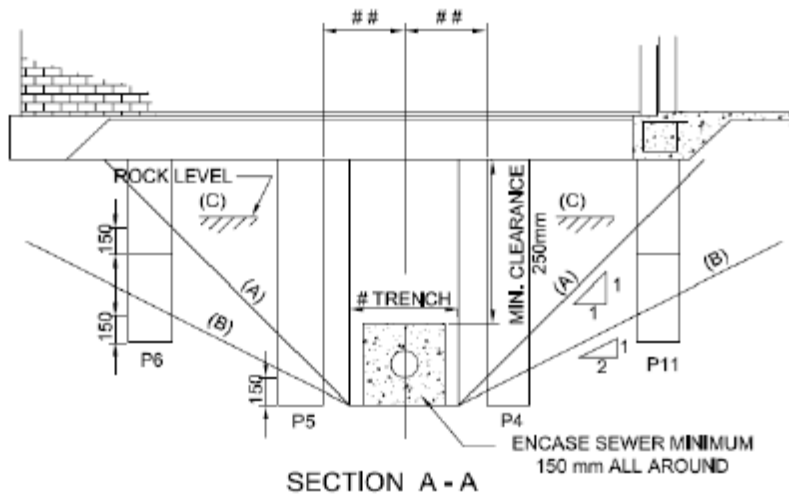
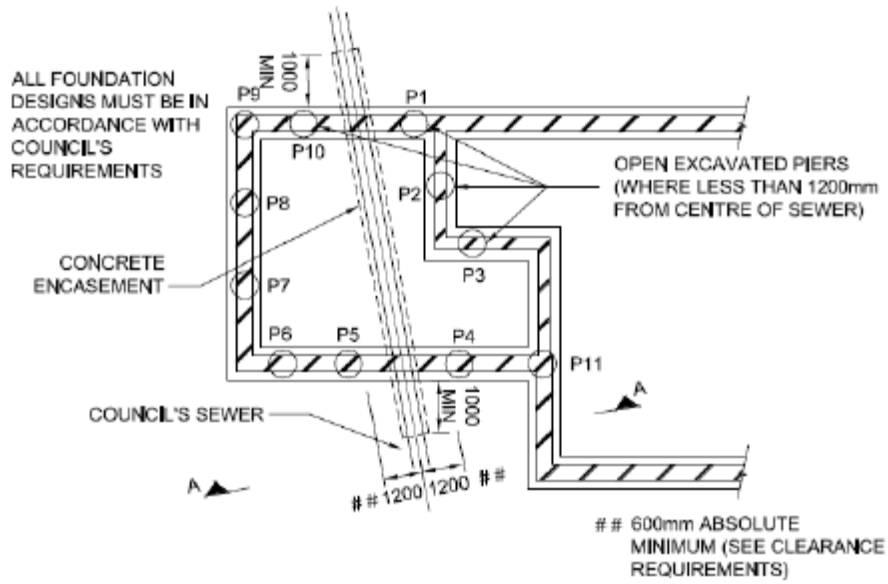
(A) 600 mm - TYPICAL FOR PIPES UP TO 300 mm DIAMETER NOT REQUIRING TRENCH SUPPORT.

(B) 900 mm - FOR PIPES GREATER THAN 1.5m DEEP AND/OR WHERE TRENCH SUPPORT MAY BE REQUIRED.

APPENDIX B

BUILDING OVER COUNCIL'S SEWER

TYPICAL DETAILS FOR 150Ø & 225Ø UPVC AND VC PIPES



- (A) 1:1 ZONE OF INFLUENCE. SEWER IN CLAY, COMPACTED/CONSOLIDATED SOIL
- (B) 2:1 ZONE OF INFLUENCE. SEWER IN SAND, FILLED GROUND, LOAM, ETC.
- (C) IF ROCK OR HARD SHALE. PIER TO ROCK OR SHALE.

REFER APPENDIX A



APPENDIX C

**BUILDING OVER SEWER LINES
INDEMNITY TO
BLAND SHIRE COUNCIL**

I, _____, the owner of (address): _____
_____ State: _____ Postcode: _____

Herby indemnify Bland Shire Council in relation to Building / Structures (description) _____
_____ over a sewer as follows:

- (i) In the event of the need for replacement of the sewer that I, _____
shall make good to Bland Shire Council the additional cost of re-routing the pipe around the
structure or under the structure, due to the presence of the structure: and
- (ii) In the event of the settlement or any other event caused by the presence of the structure
incurring damage upon the sewer that I, _____
shall be responsible for the full cost of the repairs of the sewer: and
- (iii) In the event of the settlement or any other event caused by the presence of the structure
incurring damage upon the sewer that I, _____
shall be responsible for the full cost of the repairs of my own structure.

Yours faithfully,

Property Owner Signature

Second Property Owner Signature

Dated: _____ of _____ 20