

BUILDING OVER SEWERS

TS80



NARRANDERA SHIRE COUNCIL POLICY

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BUILDING OVER SEWERS

Policy No:	TS80
Policy Title:	Building Over Sewers
Section Responsible:	Technical Services
Minute No:	09/65
MagiQ No:	8401
Next Review Date:	Review as required

Objective

- a) To provide information for landowners and building designers about restrictions when buildings and other improvement works are proposed near or over a sewer main.
- b) To protect the public sewerage system assets for the benefit of the community.

Policy Statement

Council shall have a Procedure for Dealing with building over sewers, which will be reviewed every three years.

Principals Adopted

Council objects in principle to buildings being erected over the sewers but may permit building subject to precautions being taken for the protection and maintenance of its sewers.

Any works required to be undertaken to Council's sewerage infrastructure as a result of a request to build over sewer, shall be at full cost to the owner.

The owner is required to indemnify Council against all claims arising out of the presence, operation, maintenance or repair of a sewer under the proposed building.

Zone of Influence

1. Where it is intended to construct buildings or to carry out erection of structures over sewers in the zone of influence, the owner/developer will be required to relocate the sewer at the owner's cost. Sewer design drawings and specifications will need to be forwarded on for approval.
2. Where the sewer cannot be relocated, the construction of buildings or the erection of structures over sewers may be permitted. Approval is subject to

specified conditions set out by the Council and is at the discretion of the Director of Technical Services.

In general terms, the specified conditions will be as follows

- Provision of satisfactory evidence that the proposed structure cannot be relocated.
- Provision of engineering plans and specifications for the laying of a replacement sewer main in ductile iron or concrete encasement of the existing sewer and specifications for the building or structure to ensure that no bearing loading is imposed on or transmitted to the main. The plans and specifications will need to be certified by a Consulting Engineer.
- The property owner is required to indemnify Council for the responsibility for the design and/execution of the construction of the proposed building or structure over or in the vicinity of the sewer and against all claims arising out of the operation, maintenance or repair of a sewer under or in the vicinity of the proposed building or structure. An indemnity form will be required to be signed by the property owner.

Policy History

Adopted	16 March 2004
Reviewed	15 November 2005
Reviewed	26 May 2009