

BUILDING OVER AND ADJACENT TO SEWER MAINS

This plan shall be known as:

BUILDING OVER AND ADJACENT TO SEWER MAINS DEVELOPMENT CONTROL PLAN No. 101

OBJECTIVES

- To protect and prevent damage to buildings, structures and existing sewer mains.
- To reduce maintenance required and costs of re-excavation.

This Development Control Plan (DCP) may be amended from time to time by Council. Proposed amendments are required to be advertised and exhibited in draft form and any submissions received must be considered by Council before the amended Plan is adopted. Persons using the DCP should ensure that they have the current copy of the Plan including any amendments. If in doubt, please check with Council's Customer Service Centre.

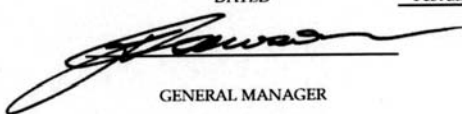
ADOPTED AS PER COUNCIL RESOLUTION NO. 01/043	DATED <u>February 14 2001</u>
EFFECTIVE: <u>March 28 2001</u>	
CERTIFIED IN ACCORDANCE WITH THE	GENERAL MANAGER
ENVIRONMENTAL PLANNING AND	<u>2.4.01</u>
ASSESSMENT ACT 1979 AND REGULATIONS	DATE:

TABLE OF CONTENTS

	<u>Page No</u>
SECTION 1	3
1.0 ADVISORY	3
1.0.1 What is this plan called?	3
1.0.2 What is the purpose of this plan?	3
1.0.3 What are the aims of this plan?	3
1.0.4 Where does this plan apply?	3
1.0.5 What type of development does this plan cover?	3
1.0.6 How does this plan relate to other plans?	3
1.0.7 What does this plan contain and how is it used?	3
SECTION 2	4
2.0 OBJECTIVES	4
3.0 REQUIREMENTS	4
3.1.1 Main Buildings	4
3.1.2 Outbuildings	4
3.1.3 Procedures	4

SECTION 1

1.0 ADVISORY

1.1 What is this plan called?

This plan is called "Development Control Plan No. 101 - Building Over and Adjacent to Sewer Mains" which may be abbreviated to DCP 101.

1.2 What is the purpose of this plan?

The purpose of this plan is to identify Council's requirements in relation to building over and adjacent to sewer mains.

1.3 What are the aims of this plan?

To protect and prevent damage to buildings, structures and existing sewer mains and to reduce maintenance required and costs of re-excavation.

1.4 Where does this plan apply?

This plan applies to the whole of Wyong Shire.

1.5 What type of development does this plan cover?

This plan applies to all building and structures in Wyong Shire.

1.6 How does this plan relate to other plans?

This plan has been prepared in accordance with Section 72 of the Environmental Planning and Assessment Act 1979 and relevant clauses of the Environmental Planning and Assessment Regulation 2000.

The plan is generally consistent with the provisions of Wyong Local Environmental Plan 1991, as amended.

In circumstances where there may be any inconsistency between the requirements contained in this plan and any other Council Development Control Plan, the provisions of this plan shall apply.

1.7 What does this plan contain and how is it used?

This plan contains two (2) sections identifying requirements for building over and adjacent to sewer mains in Wyong Shire.

Section 1 - The ADVISORY section provides information on the preparation of this plan.

Use this section to identify when and how this plan applies.

Section 2 - The REQUIREMENTS section identifies Council's construction requirements for building over and adjacent to sewer mains.

Use this section to identify the requirements that apply to various categories of development.

Remember that Council staff are always happy to help with information and advice.

SECTION 2

2.0 OBJECTIVES

- 1 To protect and prevent damage to buildings, structures and existing sewer mains.
- 2 To reduce maintenance required and costs of re-excavation.

3.0 REQUIREMENTS

3.1.1 Main Buildings

- a Where a building is proposed to be located over a sewer main, the main must be encased with reinforced concrete. The encasement is to be in accordance with Council requirements, with the full cost of design and construction to be borne by the owner.
- b Any footing located within the zone of influence of the sewer main trench will require a structural engineer's report with the full cost of such report to be borne by the owner.
- c The building foundation system is to be designed so that pressure from the foundation is not transferred to the main. The design must also consider the effect of the sewer main and trench on the house foundations. The full cost of the design and construction of the foundation system is to be borne by the owner.

3.1.2 Outbuildings

Outbuildings of light construction erected on a concrete slab may be located over or near a sewer main. Such buildings may contain brickwork to a maximum height of one (1) metre.

Concrete slab/footing construction of such outbuildings shall be in accordance with Council's Development Control Plan No. 67 - Engineering Requirements for Developments.

3.1.3 Procedures

It is the responsibility of the owner or builder to determine the location of a sewer main which may affect or be affected by the proposed building.