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Precis: Building Approval-Harle Street, Abermain

Responsible Officer: Policy Coordinator

Document:

TITLE: Conditions for Building on Land Fronting Harle Street,
Abermain
AUTHORITY: Council
DATE OF ADOPTION/AMENDMENT: 21 February 1990
REPORT NO: CH&BS 14/1990-W&S
MINUTE NO: 1377
POLICY NO: B30.13
POSITION RESPONSIBLE:
RELEVANT LEGISLATION:
PREVIOUS POLICY NO:
DATE LAST REVIEWED: 15 May 1996 - DES 43/1996 - 188

OBJECTIVE

To establish conditions for the building on land fronting Harle Street Abermain

POLICY

16 November 1994 (E&S 126/1994 - 1441)

Council approve a variation to Policy B30.13 to allow construction of a brick veneer dwelling on Lot 8, Section B, Harle Street, Abermain, subject to the applicant providing Council with evidence that the design satisfies the requirements of the Mine Subsidence Board, prior to Council approving the application.

21 February 1990 (CH&BS 14/1990 - 1377)

1. In relation to the particular area of land generally fronting Harle Street, Abermain and identified on the

enclosure to this report as that area of land enclosed by the bold delineation:

- a) Future building approvals be restricted to lightweight flexible type residential development and lightweight out-buildings related to such residential development EXCEPT where, in the opinion of the City Health and Building Surveyor, it is warranted in order to maintain the character of existing buildings to permit minor additions or alterations to buildings in the existing type of construction.
- b) Single storey timber or steel framed structures, clad with weatherboards or other Council approved materials, are to be erected upon continuously poured reinforced concrete footings minimum 330 mm wide by a minimum 400 mm deep reinforced with eight 12 mm ms rods at 50 mm from top and 4 at 65 mm from bottom with R10 diameter ms closed stirrups at 300 mm centres or equivalent reinforcement. Side cover to reinforcement to be 65 mm minimum.
- c) Two storey timber or steel framed structures, clad with weatherboards or other Council approved materials AND/OR single storey brick veneer structures, are to be certified by a qualified structural engineer to the effect that the structure/s meet the specifications of approved plans and will be safe, serviceable and repairable, taking into account the following mine subsidence parameters:
 - (i) Design pot hole of nominal diameter 5,000mm.
 - (ii) No cavity or internal brick walls are allowed.
 - (iii) Absolute maximum height of foundation brickwork will not exceed 1.5 m.

Note: For brick veneer construction it will be necessary for the design to incorporate special features into the structure eg panelised brickwork and/or control joints etc.

- d) No raft or infill slabs are permitted.
- e) Concrete swimming pools are not permitted.

2. Details of the abovementioned Policy be provided on all relevant Section 149 Certificates.