



YOUNG SHIRE COUNCIL PLANNING & ENVIRONMENT TOOL BOX NOTES

Welcome to the April 2012 edition of the YSC Toolbox Notes. Our last edition in December 2011 seems to have been well received. Remember that if you have any feed back please contact us for a chat, also if you would like us to include anything in our next edition please contact me and let me know so I can do the research.

Brian Tredinnick

WHAT'S IN THIS EDITION

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FOOT NOTES

Builders you need to be aware that AS2870-1996 has been superseded by AS2870-2011 Residential Slabs and Footings. This new standard will be adopted by BCA2012 on the 1st of May 2012. One of the important changes is the introduction of new soil categories. They are now as such;

- A - Sand and Rock
- S - Slightly reactive
- M - Moderately Reactive
- M-D - Moderate with deep moisture changes
- H1 - Highly reactive high movement
- H1-D - H1 with deep moisture changes
- H2 - Highly Reactive very high movement
- H2-D - H2 with deep moisture changes
- E - Extremely Reactive

The 'D' indicates sites where there is a moisture issue such as a shallow water table under the foundation that may cause the soils to be more reactive during changes in seasons.

Introduction of H1 will cover sites that have a cut and fill of over 1m and have not had a period of atleast 6 months to settle. Due to inconsistency in soil compaction these sites can vary across the area.

When having soil tests completed, ensure that your assessor is applying the correct standard. Also note that these changes have an effect on under slab sanitary drainage standards.

We hope to cover this in more detail in the future.

HERITAGE

Just a reminder that Young Shire Council offers a free heritage advisory service for works on heritage buildings.

Remember that even if a building is not on the local heritage register that does not mean that it is not of significance. Also most of the CBD of Young is in a heritage zone so remember when planning work to check the heritage status.

BCA 2012

Builders please remember that the BCA 2012 takes effect on the 1st May 2011. This will have a range of changes and new Australian Standards that will be adopted. Please make yourself aware of changes and new requirements.



PLUMBING PIPELINE

Plumbing and Drainage Regulation.

We are all still awaiting the release of Regulations for the new Plumbing and Drainage Act. As soon as we get any news we will communicate with the plumbers as to the matters at hand. We hope that we will be able to have a get together with the plumbers and builders once the Regulations are introduced to talk about any new requirements that the Regulations may bring. NSW is to adopt the Plumbing Code of Australia, Volume 3 of the Construction Code series on the 1st of October 2012. It would be fair to anticipate the Regulations will be in place by this time as the Plumbing and Drainage Act 2011 is the frame work that will adopt this Code. Also of note is that the Australian Standard 2870 Residential Slabs and Footings will be adopted by the BCA 2012 taking effect on 1st May 2012. This has some specific requirements to do with lagging and plugging of drainage work in and around residential slabs.

Plumbing Inspections.

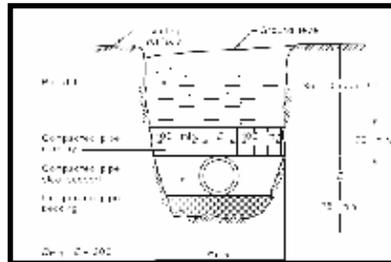
Plumbers please remember that it is your responsibility to ensure that inspections are called for your work at the right time. These include the pressure plumbing before the internal linings are installed. This can be done at the pre-sheet inspection but remember the plumbing must be under test and the plumber is to be present. This last point is the one most ignored and needs the attention of plumbers as if there are any issues involved the plumber needs to be on-site and available to discuss resolution of the matter. Second hand briefings through the builder are not adequate.

Sanitary Drainage.

The design of sanitary drainage is clearly outlined in the NSW code of practice, Plumbing and Drainage and will continue in the Plumbing Code of Australia. The code refers to the Appropriate Australian Standards for Sanitary Drainage in Part C2. It states;

- (a) The design, construction, installation, replacement, repair, alteration and maintenance of a sanitary drainage system must be in accordance with AS/NZS 3500.2 or Section 4 of AS/NZS 3500.5 as appropriate.

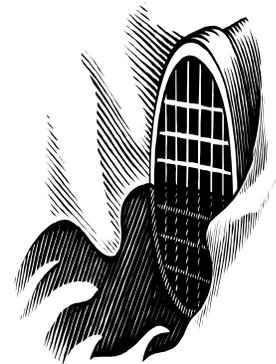
The following diagram explains the acceptable method of bedding for sanitary drainage. Note that the pipe work is to be laid on a 75mm bed of approved medium and only clean fill is to be placed over the works. It is not acceptable to lay the pipe on the substrate and then cover it with the approved product. Plumbing found to be incorrectly laid will not be accepted and the plumbers will be required to redo the works in question.



CONCRETE SUPPORT FOR DRAINS

Concrete pads used to support drains shall be a minimum of 100 mm thick and shall be laid;

- (a) under gully traps and boundary traps of material other than cast iron;
- (b) under all inspection junctions where a riser is brought to the surface;
- (c) under all bends greater than DN 65 forming risers from the main drain;
- (d) not closer than 20 mm to flexible joints.
- (e) for sweep junctions, beneath the junction to a minimum thickness of 100 mm and continued up vertically to the centre of the junction fitting; and,
- (f) for 45° junctions, beneath the junction to a minimum thickness of 100 mm and continued up vertically to the underside of the bend fitted to the junction fitting.



CRITICAL STAGE INSPECTIONS

Remember that a pre-CC site inspection must take place to ensure no works have commenced prior to the Construction Certificate being issued. This includes earthworks.

For Building Work

1. After excavation for, and prior to the placement of, any footings.
2. Prior to pouring any in-situ reinforced concrete building element.
3. Prior to covering of the framework for any floor, wall, roof or other building element.
4. Prior to covering waterproofing in any wet areas.
5. Prior to covering any stormwater drainage connections.
6. After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.



Plumbing

1. When internal sanitary drainage has been placed and before the vapour barrier has been installed.
2. Prior to the covering of any external sanitary drainage installations.
3. Prior to the infill of any OSSM system including any absorption trench systems and the like.
4. Prior to covering any internal and external pressure plumbing system. This includes both town water and water tank supplied systems. In the case of water storage tanks, these will also be inspected at this time.

NOTE: All systems being inspected must be under test and the plumber is required to be onsite or the inspection will not be valid and a further inspection will be required at the applicants expense.

Exempt and complying

Remember to keep an eye on the Exempt and Complying SEPP 2008 for changes. They happen all too often.



Craig's Corner

Development Without Consent.



Sadly the Young Shire Environment and Planning Team have noted many instances of development taking place or of works taking place before the issue of a Determination of Development Consent and Construction Certificate

You are reminded that under Section 76(A) of the Environmental Planning and Assessment Act 79, Certain development requires consent. A good guide to this is that if it is not listed in the State Environmental Planning Policy 2008 then you need consent. Demolition is an area of confusion. If it can be built as exempt you can demolish as exempt. Please remember that you cannot proceed with demolition until you have received your Determination of the Development Application and no structural work can proceed until you have your Construction Certificate.

Under Section 125 of the Act and Schedule 4 of the regulations, Development without consent carries a penalty of \$750 for an individual and \$1500 for a corporation.



PLANS, PLANS, PLANS

Remember when submitting plans to Council with your Development Application that you must include:

- Site plan that includes a clearly marked building site, contour lines, spot levels, any cut and fill works to be undertaken that include depth of cut and fill,
- Floor plan
- Elevations
- Sections
- Details
- Specifications. Ensure that your specifications are current otherwise they can not be considered as part of the assessment. We currently use the BCA2011 and the associated standards that it calls up.
- Slab and footing detail including mesh design.
- Clearly mark all vegetation on site and any that shall be removed as part of the DA.
- Make sure that you keep your approved plans separate to any proposed plans to reduce the risk of mistakes
- You must have a set of approved plans on site when a Building Surveyor attends to do an inspection.
- Frame inspections cannot be completed without a bracing plan for the frame and a truss kit plan including fastening design.
- Proximity of neighbouring properties should be indicated

Occupation Certificates

As I am sure most of you are aware we have been doing auditing of past years to ensure that Developments have been completed and had a final inspection so that an Occupation Certificate can be issued and the development completed. It is the responsibility of the Applicant to ensure that the job is complete but Builders if you could please ensure that this is completed it will save us all a lot of time in the future.

We have also noted that the solicitors have begun checking that there is an OC on file before proceeding with sales. This has evolved since a few disputes over OC have occurred.

Engineering Issues

Council's Engineering Department, would like to take the opportunity to remind tradesmen and builders of the following few matters:

COUNCIL SEWER MAIN BLOCKAGE

Council advises all tradesmen working on sewer lines, that if a sewer block does occur, to check the inspection opening at the boundary riser first to ascertain if it is wet or dry. If it is wet, please contact Council's Emergency Response number on 0419 275 991.

WORKS WITHIN ROAD RESERVE

It has come to Council's attention that there appears to be a lack of clarity as to how the 'Road Reserve' is being used in front of businesses in Young.

Council appreciates that some businesses are starting to provide maintenance or upgrade to the front of their shops to improve the streetscape and appeal. However, in order to ensure that this type of work is undertaken with approval when the footpath is used, a 'Fact' sheet has been produced to provide some guidelines on when Council approval is required. (enclosed)

Without the approval of Council a person must not:

- erect a structure or carry out a work in, on or over a public road, or
- dig up or disturb the surface of a public road, or
- remove or interfere with a structure, work or tree on a public road, or
- pump water into a public road from any land adjoining the road.

The public road reserve includes grass or concrete footpath areas. Generally it is that area between front fences on opposite sides of the road or between building frontages on opposite sides of the road in the town area.

Typical works include driveway construction, erection of scaffolding for shop front maintenance and under road boring.

The application form is available from the Council Administration Offices and is to be submitted with a copy of a Certificate of Currency for public liability insurance to the value of \$ 10,000,000 and a Traffic Control Plan prepared by an accredited person.

Additional information on any or all of these matters, can be obtained by contacting Council's Engineering Department on (02) 6380 1215.