



YOUNG SHIRE COUNCIL PLANNING & ENVIRONMENT TOOL BOX NOTES

JUNE 2012

Welcome to the June 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.

Lot's of changes are happening so please read on.

WHAT'S IN THIS EDITION

- Foot Notes
- Exempt and Complying
- Craig's Corner
- Plumber's Pipeline
- Critical Stage Inspections
- Engineering Issues
- Plans
- Heritage

FOOT NOTES

Builders you need to be aware that AS2870-1996 has been superseded by AS2870-2011 Residential Slabs and Footings. This new standard has been 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 deep moisture variation issue in long term climate variations.

Introduction of H1 will also cover sites such as those that have a cut and fill of 1m and over and have not had a period of at least 6 months to consolidate. Due to inconsistency in soil compaction these sites can vary across the area and exhibit moisture variations due to the cut and permeability of the site.

Having soil tests completed on building sites where there is no previous development by which soil type can be determined is a simple way to establish what design will be required. When having soil tests completed, ensure that they meet the requirements of AS2870 section 2.

Importantly you should note that there are changes to under slab sanitary drainage requirements and the back filling of trenches that are near or penetrate the slab. Site drainage is also addressed by the updated standard including the use of clay plugs around all protrusions through the footing and slab system. Also the base of any trench must slop away from the slab.

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 conservation area so you are advised when planning work to check the heritage status.

BCA 2012

Builders please be advised that the BCA 2012 took 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 as they may well affect your project planning.



PLUMBING PIPELINE

Plumbing and Drainage Regulation.

We are currently reviewing the Regulations for the Plumbing and Drainage Act 2011. The Commencement date has been set for July the 1st 2012. This leaves us all very little time to understand what is required. Council have set aside Tuesday the 17th of July between 4pm and 6pm to have a tool box meeting with Plumbers and Builders to discuss the changes and what will be required. Some issues you need to be aware of are;

- Plans - It is a requirement that plans executed be submitted to council within two days of completion.
- Plumbing work - Any plumbing work will require notification to council 2 days before start of works unless listed in the exemptions of the regulations.
- Emergency work - Still requires notification within two days of the works being undertaken.
- Compliance Certificates - All work is required to have a compliance certificate issued by the plumber in an approved form. This certificate must be lodged with council and a copy given to the owner of the property where the works was completed.

Exemptions.

This is the section from the Draft Regulations.

Exemptions for minor works

The following plumbing and drainage work is exempt from the operation of sections 9, 13 and 15 of the Act:

- (a) tap ware replacements,
- (b) replacement of fixtures such as a toilet, basin or the like,
- (c) replacement of an existing hot water system,
- (d) kitchen, laundry or bathroom renovations, so long as no plumbing has been changed (that is, the location of the fixtures has not changed),
- (e) plumbing and drainage work to access a sewer line through an inspection opening or similar opening (including, for example, digging and exposing a sewer line and opening a section of a sewer line), but only if the work is for the purpose of preparing a sewer service diagram and no other plumbing and drainage work is undertaken.

Note. Clause 11 does not affect the operation of section 16 of the Act in relation to plumbing and drainage work that consists of or includes carrying out work on a sanitary drainage system. That section requires a plan of the work to be provided after completion of the work to the plumbing regulator and the owner of the land concerned or the owner's agent.

DON'T FORGET THE TOOL BOX MEETING!

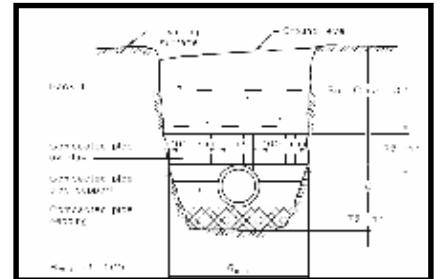
**4 pm Tuesday the 17th July
2012 at the Town Hall.
Please RSVP by Monday
16th July**

Sanitary Drainage.

The design of sanitary drainage will now be outlined 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 bedded will not be accepted and the plumbers will be required to redo the works in question.



On-Site Sewer Management

Council is currently finalising the final draft of it's new On-Site Sewer Management Policy. The policy will involve some new matters that will require your attention and Council will communicate these to you before the introduction of the new policy. You should also be aware that the new AS1547:2012 On-Site domestic wastewater management is in force.

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. The required critical stage inspections are as follows;

For Building Work

1. After excavation of, 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. (In the case of brick veneer, this is best completed when brick work is partially completed so as to allow for inspection of the masonry work)
4. Prior to covering waterproofing in any wet areas.
5. 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 OSMS 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.
5. Prior to covering any stormwater drainage connections.

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, Exempt and Complying 2008 then you need consent. Demolition is an area of confusion. If it can be built as exempt you can demolish as exempt unless the demolition works are integrated into a Development Application for the works as a whole. Please remember that you cannot proceed with demolition until you have received your Determination of the Development Application and no earthworks or 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.

DON'T FORGET THE TOOL BOX MEETING FOR THE PLUMBERS AND BUILDERS AT THE TOWN HALL ON TUESDAY THE 17TH JULY AT 4.00 PM.

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.



CONTACTING COUNCIL

Council offices are part of the Town Hall complex and the Planning and Environment Staff are available for consultation between 9am and 11am daily at the counter. If you need to talk with someone outside of these hours could you please make an appointment to see the person you need to speak with.

Appointments can be made by calling the department you require on the appropriate number.

Planning and Environment	6380 1203
Operations	6380 1215
Administration	6380 1200
Fax	6380 1299

OR

Email us at: mail@young.com.au

Council's Development and Building Team

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Administration

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Planning

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Building

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