

YOUNG SHIRE COUNCIL PLANNING & ENVIRONMENT TOOL BOX NOTES

DECEMBER 2014

Welcome to the December 2014 edition of the Young Shire Council's Toolbox Notes. Please read the newsletter as it has information that is important regarding inspections and standards

Remember that if you have any feed back please contact us for a chat, also if you would like us to include or research and report on anything in our next edition please contact the Planning and Environment Department and let us know so we can keep it current.

WHAT'S IN THIS EDITION

- Plumbers Pipeline
- Craig's Corner
- Booking Inspections
- Exempt and Complying
- Heritage

PLUMBING PIPELINE

Venting

We have had some ongoing issues with the placement of vents lately. Dry vents are strictly not acceptable and the job will not be passed by Council where these are identified. The AS3500 series states;

3.9.2.1 Upstream vent

The upstream vent on any drain shall be connected—

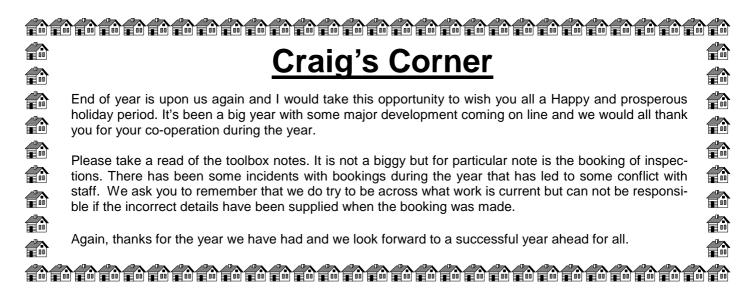
(a) to the drain downstream of any fixture or drainage trap connection, provided any unvented section of drain upstream of the vent branch connection complies with

Clause 3.10.3: or

(b) at the vent extension of a stack located at or near the upstream end of the drain, provided any unvented section of drain upstream of the stack branch connection

complies with Clause 3.10.

Please ensure that the works are completed as required by the Standard and that diagrams and certificates are available before inspection.





BOOKING INSPECTIONS

There has been many instances of inspections being booked with the wrong address or the Lot number being given that has led to misunderstandings with staff.

When booking an inspection with Council, please ring 63801200 and give your details to the officer taking the inspection. Ensure that you use the street address for the property not the Lot, identify what the inspection is for, the owners name and give a contact phone number.

We have now introduced the sticker system for inspections. You will now be seeing the colour coded stickers left on the job if the builder or plumber is not present at the time the inspection. It is not compulsory for the builder to be present at the inspection but please ensure that any details, such as truss plans, are available on site.

The colour system for stickers are as follows;

• GREEN - Job has been passed, ok to proceed

• YELLOW - Ok to proceed but you need to speak to the Building

Surveyor as there are matters to be addressed.

RED - STOP WORK. Make contact with the Building Surveyor to

discuss the issues.

Exempt and Complying

We have had some Complying Development Applications recently that have not been complying when assessed. This tends to lead to people being disappointed with the delay when the application is changed to a Development Application and there is a need for further fees to be paid.

If you are considering complying development, please ensure that you read the State Environmental Planning Policy (exempt and complying) 2008 and do a check that the development does comply with the provisions of the SEPP.

Under the Environmental Planning and Assessment Regulation 2000, Council can request further information but cannot extend the assessment period. Should the application not be complete on the due date Council must reject the application.

Please follow the link to the SEPP; http://www.legislation.nsw.gov.au/ And then go to 'S' under 'EPI's'. Look for (exempt and complying) 2008.

Heritage

Just a reminder that Young Shire Council offers a free heritage advisory service for works on heritage buildings and in the CBD Conservation Precinct.

Remember that even if a building is not on the local heritage register that does not mean 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.

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.

A reminder that Council will be closed between December 25th and January 4th 2015. Council will be open again on Monday the 5th of January 2015.

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