



YOUNG SHIRE COUNCIL PLANNING & ENVIRONMENT PLUMBERS PIPELINE

MAY 2015

Welcome to this May 2015 special edition of the Young Shire Council's plumbers pipeline. Please read the newsletter as it has information that is important regarding inspections and standards that are required for compliance.

The plumbing team have decided to publish this special addition as we feel there are some plumbing matters that require attention and wish to ensure that everyone is informed of what the expectations of plumbers are under the Plumbing and Drainage Act 2011 and the Local Government Act.

Remember that though Council is the consent and regulatory authority for the Young LGA, we are still have legal responsibility to the Act and our delegation under Fair Trading NSW. Council is required to meet standards and are called to account through audits from accreditation bodies.

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—

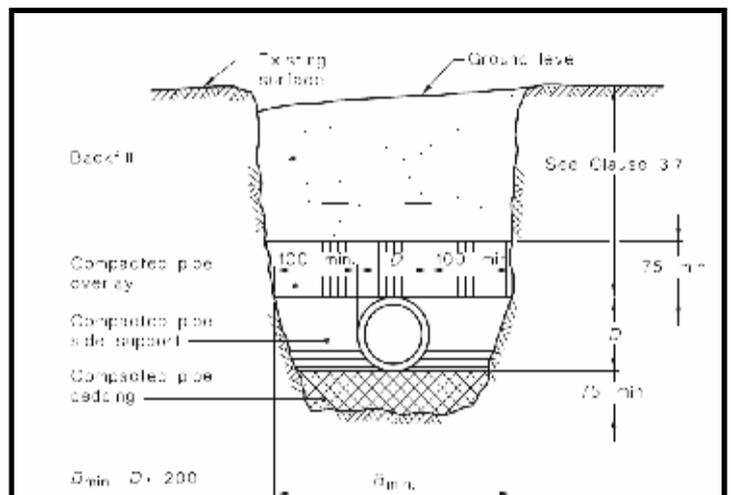
(a) to the drain downstream of any fixture or drainage trap connection, provided any unvented section of drain upstream of the vent branch connection complies with Clause 3.10.3; or

(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.

BEDDING, BEDDING, BEDDING

We have been finding that in some cases bedding is a bit light on. You are reminded that bedding of pipe work is mandatory under AS3500 and the attached diagram explains the correct method. Allowable materials are listed in the standard but we do have a sample of an acceptable bedding material at the office that you can view if you wish to vary from the blue metal that is commonly used. Please note that it is a requirement to cover the pipe work as per the diagram.



Regulation of plumbing and drainage work

The NSW Plumbing and Drainage Act 2011 is very specific about what plumbing and drainage work is. The Act states;

Plumbing and drainage work—meaning

Note. The plumbing and drainage work to which this Act applies is commonly referred to as on-site plumbing and drainage work.

(1) In this Act, plumbing and drainage work means:

- (a) the construction of, or work on, a plumbing installation that connects, directly or indirectly, with a network utility operator's water supply system, downstream from the point of connection to a network utility operator's water supply system, or
- (b) the construction of, or work on, a plumbing installation that connects, directly or indirectly, with any other water supply system, if the construction or work is residential building work within the meaning of the [Home Building Act 1989](#), or
- (c) the construction of, or work on, a sanitary plumbing system, or
- (d) the construction of, or work on, a sanitary drainage system upstream from its point of connection to:
 - (i) a system for the disposal of sewerage, or
 - (ii) a system for the re-use of sewerage or other wastewater, or
 - (iii) an on-site wastewater management or treatment system, or
 - (iv) a network utility operator's sewerage system, or
- (e) any other type of construction or work declared by the regulations to be plumbing and drainage work.

Exemptions for minor works relating to the giving of notices of work,

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) kitchen, laundry or bathroom renovations, or replacement of fixtures such as sinks, toilets, basins and bidets, so long as no plumbing has been changed (**that is, the location of the fixtures has not changed**),
- (c) replacement of a hot water unit,
- (d) 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.

As you can see this covers pretty well much everything and should Council enforce this, it would be a major impost on both contractors and Council. Fortunately there is room for common sense to prevail and Council will be requiring that the following work be notified as such;

1. All works undertaken under a Development Consent or Section 68 Consent;

Works undertaken as part of these Consents requires inspection as per the required inspection letter that is issued with the Construction Certificate. It is the responsibility of the plumbing contractor to ensure that they call the inspections and that they have seen and read the conditions of the consent in regards to any works they are undertaking on the site.

Under these circumstances Council will not require a Notice of Work (NoW) but the requirement for a Compliance certificate and drainage diagram remain as mandatory documents and must be submitted to Council

2. Major alterations and re-plumbing of sites

When undertaking plumbing works on any site that requires the removal and refitting of sanitary drainage or reticulated plumbing such as the replacement of boundary risers and pipework that services a building you will be required to file a NoW with Council and payment of fees two days before the commencement of work. Further to this you will be required to call for inspections of the works inline with normal practice and issue a compliance certificate and diagram.

This work includes the following;

- Excavation and replacement of any sanitary drainage
- Replacement and modification of stack work or suspended drainage
- Refit or alteration of plumbing and drainage to kitchens and bathrooms where the location is being changed or the fixed works are being replaced.
- Refits of plumbing and drainage work to dwellings and commercial sites.

3. Minor repairs and replacement works

This work includes all work that is listed as exempt by the Plumbing and Drainage Act and all emergency work. Council will also not require a NoW for minor replacement of damaged pipe work in isolation where repair is required. However it should be noted that where ever this work may lead to modification of the existing system plumbers will still be required to issue a compliance certificate and drainage diagram and have it submitted to Council.

On-Site Sewerage Management Systems

We have been receiving applications for On-site Sewerage Management Systems (OSMS) that have no supporting documentation. Further to this most applications that do have information are deficient in their detail. Council does have a Policy (NO:31 ONSITE WASTE WATER MANAGEMENT SYSTEMS IN UNSEWERED AREAS POLICY) that sets out the primary requirements for these systems. All systems are also required to comply with Australian Standard 1547:2012 *On-site domestic wastewater management*.

When making application to Council for an OSMS your application requires the following detail

- Site Plan showing all detail of the proposed system including the position of the dwelling, tank any application fields and proposed plumbing layout. All setbacks from building, boundaries and major trees must be shown.
- Design of System including the trench profile, landscaping or fencing that is required for system protection. AWTS must have a specific application area and this must be protected, fenced or vegetated appropriately.
- Health Dept. Certificate
- There must be a reserve absorption field nominated

Council will not accept applications that do not have these documents attached. Further to this, Council will not issue Final Occupation Certificates for developments until the OSMS has been completed in line with the stamped plan. Any changes to the agreed design will require a modification to the consent involving resubmission of the above detail.

It should also be noted that it is an offence to install change or modify an OSMS without consent under Section 68 of the Local Government Act 1993. Council will be issuing Penalty Notices for any offence under the Act. This will take the form of a SHOW CAUSE notice allowing the applicant to explain the situation and justify why such action was taken without consent. Should the applicant fail to demonstrate adequate reason for the works a Penalty Infringement Notice will be issued. Note that ignorance is not a defence.



FEE'S AND CHARGES



Council's Fees and Charges for the 2014 - 2015 year are as follows;



NoW including inspection fee - \$190.00



Extra inspections - \$100.00



Section 68 Applications - \$ 68.00



Please note these change from year to year and you will need to keep watch of the schedule.



ALTERNATIVE SOLUTIONS

All plumbing and drainage work must be undertaken in compliance with the Plumbing Code of Australia (PCA) and all Australian Standards as set out in Part A3 of the PCA.

Should there be an alternative solution proposed for the site it must be pre-approved by Fair Trading NSW before the commencement of works and notification of the determination received by Council .

Alternative Solutions are not simple and include any variation to the standards such as hybrid systems. Ensure that you know what system you are proposing especially when undertaking stack work.

Council's officers can not approve or pass any modified systems that do not have the pre-approval of Fair Trading and the installation of such systems is an offence under the Plumbing and Drainage Act 2011.

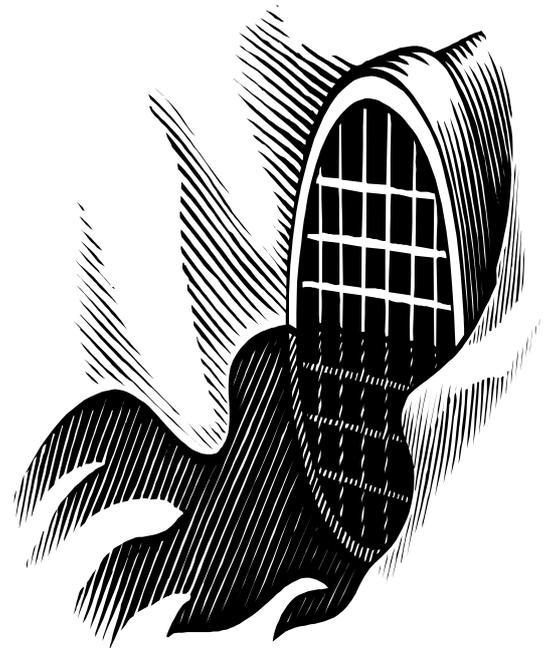
You should also note that there are further costs involved in undertaking alternative solutions and you should discuss these with fair trading before proposing such methods to a client.

CONSTRUCTION CERTIFICATES

Builders and Developers please remember that no work is to be commenced on site until you have a Construction Certificate in your possession. It is not acceptable to begin work when you have only delivered the paperwork to Council that is required for your Construction Certificate to be processed. You must wait until you are in possession of the issued certificate.

Your Development Consent is not permission to commence work and it is your responsibility to ensure all matters that are identified in the Consent and all other information required in the Construction Certificate application have been included and delivered to Council.

Council is not required to chase your paperwork for you and any commencement of works before a Construction Certificate has been issued will result in a Penalty Infringement Notice being issued.



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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