

Mr MF Flanagan
12 Stringybark Road
MOORE CREEK NSW 2340

Dear Sir/Madam,

**NOTICE OF DETERMINATION
LOCAL GOVERNMENT ACT 1993**

Pursuant to Section 94 of the *Local Government Act 1993*, notice is given of the determination of an application according to the following details:

Application No. LG2023-0218 (S68-2022-15968)
Location: Lot 5 in DP 509780 – 91 Napier Street EAST TAMWORTH NSW 2340
Description: Plumbing Works Approval for Continued Use of Alterations and Additions to an Existing Dwelling
Approvals Granted: Section 68 Part B4 - Carry out sewerage work
Section 68 Part B5 - Carry out stormwater drainage work
Section 68 Part B1 - Carry out water supply work

The application has been determined by the granting of consent, subject to conditions, as detailed below.

Conditions prescribed by the Regulation

- 1) Compliance with the *Standards for water supply, sewerage and stormwater drainage work*, comprising Schedule 1 to the Local Government (General) Regulation 2021.
- 2) All Plumbing and Drainage Work to Comply with the requirements of the *Plumbing & Drainage Act 2011 & Plumbing & Drainage Regulation 2017*.

General

- 3) A licensed plumber engaged to conduct the work shall lodge a Notice of Work (NOW) to the Water Authority prior to the commencement of work of water supply and /or sanitary plumbing and drainage.
- 4) A licensed plumber shall lodge a Certificate of Compliance (COC) to the Water Authority prior to the final inspection of the plumbing and drainage work and ensure the Water Authority has been provided with a copy of the underfloor and external drainage.
- 5) Tempering valves shall be fitted on all hot water plumbing systems to restrict the delivery temperature of hot water to sanitary appliances to not more than 50 degrees Celsius. The device shall be located to permit access for servicing and repairs. A sign is to be permanently fixed adjacent to the tempering valve, e.g. on the hot water heater, indicating "A tempering

valve has been installed to prevent scalding and this valve is to be renewed at intervals as recommended by the valve manufacturer".

- 6) All penetrations of frame work by hot and cold plumbing are to be adequately sealed or supported to ensure the potential for water hammer is reduced.
- 7) The drainage service is to be provided with at least one overflow gully - the top level of which shall not be less than 150mm below the floor level of the building and not less than 75mm above the finished ground level to provide for sewerage surcharge outside the building in case of a blockage in the sewer main.
- 8) The depth of the sewer junction shall be ascertained to enable sanitary drainage to be laid at suitable gradients and to enable adequate elevation between any overflow gully and Council's sewer main. Where necessary, the floor level of the building shall be raised so that the connection complies with the provisions of AS 3500 - National Plumbing and Drainage Code.

Stormwater

- 9) All roof water stormwater discharging from the proposed development site, buildings and works must be conveyed to the approved point of discharge by underground pipe drains complying with AS3500.3 (as amended) to the satisfaction of Council. No effluent or polluted water of any type may be allowed to enter the Council's stormwater drainage system.
- 10) Additionally, the stormwater discharge drainage system must be constructed to comply with the following requirements as a minimum: -
 - a) All plumbing within the site must be carried out in accordance with relevant provisions of Australian Standard AS/NZS 3500.3 (as amended) Plumbing and Drainage – Stormwater Drainage and the National construction code of Australia Volume 3 The Plumbing Code of Australia;
 - b) Temporary down pipes shall be connected as soon as the roof has been covered so as to not cause a nuisance to adjoining properties;
 - c) All overland surface flow paths must have a practical and satisfactory destination with due consideration to erosion and sediment control during all stages of development. A system to prevent overland flows discharging onto adjoining properties shall be implemented.
 - d) Any interruption to the natural overland flow of stormwater drainage which could result in the disruption of amenity, or drainage or deterioration to any other property is not permitted.
 - e) All overflow from rainwater tanks shall be collected and piped/ managed to the approved point of discharge.
- 11) The approved point of discharge for the development site is defined as (for roof water), through a charged system to the kerb and gutter located on Napier Street.

Building Over / Near Council Sewer Main

- 12) Pursuant to Section 306 of the *Water Management Act 2000*, Council (as the Local Water Supply Authority) requires the following certification to be provided:
 - a) Footings for the Rear Deck and Garage placed further than 1m but within the Zone of Influence of Council's sewer main (in this case 2m from the centreline of the sewer main), require an engineer's certificate specifying the following:
 - i) The foundation design must ensure that no loading from the structure is to be transmitted to the sewer mains.
 - ii) The foundations (including piling) are not to be constructed closer than 1.0m to the centreline of Council's sewer main measured horizontally from the sewer.

- iii) The structures will not suffer damage should the sewer trench subside or be re-excavated for maintenance.
- iv) A statement signed by a suitably experienced qualified civil or structural engineer that the design satisfies these conditions is to be included.
- v) The above information is required prior to commencing work.

Advisory Note: For additional information please refer to Council's Policy for "Excavating/Filling or Building Adjacent to or Over Existing Sewer Mains").

- 13) A CCTV inspection of the sewer line under the deck, undertaken by a contractor qualified and with the necessary experience to do so, or by Council at the applicant's expense. The results of the CCTV inspection are to be submitted to Council.
- 14) Depending on the results of the CCTV inspection Council may require the Developer/Applicant to reline the existing sewer main by the engagement of contractors qualified to undertake such work. The name of contractor and the relining technique to be utilised will be submitted to Council for approval prior to work commencing.
- 15) A certificate of completion under Section 68 of the *Local Government Act 1993* shall be issued by Council. The certificate of completion must not be issued until such time as all relevant conditions of the Section 68 of the *Local Government Act 1993* approval have been complied with and all applicable documents received by Council.
- 16) Pursuant to Section 306 of the *Water Management Act 2000*, Council requires the following works to be completed:
 - a) All works required by Conditions 13 and 14 shall be completed.
 - b) A second inspection of the subject sewer, undertaken by a contractor qualified and with the necessary experience to do so, or by Council at the applicant's expense shall be completed after construction with results provided to Council.
 - c) The Developer/Applicant will be required to register a positive covenant on the title of the land which identifies that there is a building/structure constructed over a Council sewer. The positive covenant must be in a form acceptable to the Council and clearly identify the following obligations falling upon the registered proprietor:
 - i) The Registered Proprietor must grant and facilitate access by the appropriate authority (including contractors) to demolish all or part of any additions located over the sewer as may be reasonably necessary in the opinion of the authority to do works to the sewer.
 - ii) That all costs associated with the demolition or reinstatement of any structures damaged as part of sewer work shall be the sole responsibility of the Registered Proprietor.
 - iii) Any other term reasonably required by Council to clearly identify that the Registered Proprietor is solely responsible for all costs incurred in doing works to the sewer which are a direct result of the alterations of the structure over the sewer.
- 17) A Certificate of Compliance under Section 307 of the *Water Management Act 2000* shall be obtained from the Council (as the Local Water Supply Authority). All payments and works required under Section 306 of the *Water Management Act 2000* must be completed prior to issue of a Certificate of Compliance.

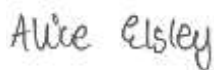
Inspections

- 18) Inspection - As a consent authority under the *Water Management Act 2000*, the following inspections are required to be carried out by Council. Where Council is not the Principal Certifying Authority, an additional fee for each inspection will apply.
- i) Underfloor drainage under hydrostatic test prior to covering;
 - ii) Hot and cold water plumbing under pressure test prior to covering;
 - iii) External drainage (under hydrostatic test) prior to backfilling trenches or covering;
 - iv) Final inspection of all plumbing and drainage works.

This determination notice takes effect from **12 April 2024**.

Track your Plumbing Inspection results online by going to www.tamworth.nsw.gov.au, selecting Online Development Hub from the Online Toolkit menu, then entering your Application ID (LG2023-0218) in the Application Search tool.

Yours faithfully,



Alice Elsley
Team Leader – Development Assessment

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Reference: DA2023-0061 / LG2023-0218