



Plumbing and Drainage Policy



TABLE OF CONTENTS

Document Control.....	2
Document History	2
1. Introduction.....	3
2. Objectives.....	3
3. Legislation and Other References	3
4. Work to which this policy applies	3
5. Responsibilities.....	4
6. Inspections	5
7. Fees and charges.....	5



Document Control

Policy	Plumbing and Drainage Policy	Policy Number	TBA
Author/Reviewer	Director Sustainable Growth	Review Period and Date	Reviewed within 12 months of election/4 yearly - September

This policy shall be reviewed: -

- This policy shall be reviewed within 12 months of an election, and thereafter at four yearly intervals at least, to ensure it meets all statutory requirements and the needs of council. It may also be reviewed at other times as determined by council.

Document History

Date	Status	Version	Resolution	Description
26 July 2017	Draft	0.1		Presented to Council for endorsement, public exhibition 28 days
26 July 2017	Draft	0.2	17/202	Placed on public exhibition 28 days
25 October 2017	Draft	0.3		Presented to Council for adoption
25 October 2017	Final	1.0	17/283	Adopted



1. Introduction

Plumbing and Drainage is a fragmented area of regulation in NSW. This policy brings these different matters together into a single document to explain the regulatory frame works involved and the Hilltops Council's Policy position for the management of the different issues involved

2. Objectives

This policy is aimed at defining and clarifying the different roles and responsibilities of the various acts involved in plumbing and drainage with in the Hilltops LGA by:

- Defining the regulatory role
- Identifying the responsible persons
- Outlining the application, consent, inspection and certification process

3. Legislation and Other References

- Local government Act 1993
- Local Government (General) Regulation 2005
- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2000
- Plumbing and Drainage Act 2011
- Plumbing and Drainage Regulation 2017
- Plumbing Code of Australia
- Building Codes of Australia
- Australian Standard AS3500 series.
- Hilltops Policy – Activity Approval Policy.

4. Work to which this policy applies

This policy only applies to the following works undertaken under the Acts and Regulations identified in Section 3 of this Policy that are undertaken on private lands or as part of a Development:

- 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
- 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
- the construction of, or work on, a sanitary plumbing system, or
- the construction of, or work on, a sanitary drainage system upstream from its point of connection to:
 - a system for the disposal of sewerage, or
 - a system for the re-use of sewerage or other wastewater, or
 - an on-site wastewater management or treatment system, or
 - a network utility operator's sewerage system, or
- the construction of, or work on, a storm water drainage system upstream from its point of connection to:
 - an interallotment drainage system
 - a network utility operator's drainage system
 - a street or curbside drainage system
 - an on-site storm water management system



5. Responsibilities

Council

Council is responsible for the consent of and regulation of the undertaking of all plumbing and drainage works within the Hilltops LGA. These responsibilities are delegated to Council as follows:

- Sanitary Plumbing and Drainage - NSW Plumbing and Drainage Act 2011
- Delegation from Fair Trading NSW
- Water supply system - NSW Plumbing and Drainage Act 2011
- Delegation from Fair Trading NSW
- Stormwater Drainage - Environmental Planning and Assessment Act 1979
- Local Government Act 1993

Property Owner and Applicant

The owner of the property or the Applicant for consent are responsible to ensure that all necessary consents and conditions of those consents are obtained and fulfilled. These consents are obtained as follows:

- Sanitary Plumbing and Drainage - S68 Local Government Act 1993
 - Water supply system - S68 Local Government Act 1993
 - Stormwater Drainage - S68 Local Government Act 1993
- NOTE: All of these approvals can be found in Councils Activity Approval Policy on public land Policy

Contractor

Registered Plumbers and Builders have a direct responsibility to ensure that all works being undertaken have consent before undertaking commencement. They are also required to ensure that any work being undertaken is completed in compliance with the conditions of consent and any approved plans.

Any variation to the approved design requires the prior approval of Council as the consent authority before that work can be undertaken.

Plumbing contractors also have specific responsibility to the Plumbing and Drainage Act 2011 as follows:

Notice of Work (NoW)

- A NoW must be filed with Council a minimum of two (2) days before the works are to be undertaken.
- All fees are to be paid for the inspection of works at the time the NoW is submitted
- A draft plan of works is to be submitted with the NoW
- The NoW will be in a form approved by Fair Trading NSW

Certificate of Compliance (CoC)

- A CoC must be supplied to the regulator at the time of the inspection for the works that have been undertaken
- The CoC will be in a form approved by Fair Trading NSW

Sewer Service Diagram (SSD)

- A SSD must be submitted in the approved form at the time of inspection. This diagram must be to scale or have appropriate dimensions and include symbols as per the attached legend.
- The SSD will be in a form approved by Fair Trading NSW



6. Inspections

Council is the appointed regulator for Plumbing and Drainage work in the Hilltops LGA under the Plumbing and Drainage Act 2011. As such Council requires that all plumbing and drainage work as defined by the Plumbing and Drainage Act 2011 be inspected by Councils plumbing inspectors unless otherwise directed. This work includes:

- All sanitary drainage
- All sanitary plumbing
- All external sanitary drainage
- All reticulated plumbing

Plumbing contractors and Builders need to ensure that they have sighted and complied with the conditions of any consent that may be relative to the works being undertaken. Inspection must be completed at the stages set out in the consent or by the PCA notification:

All inspections require a minimum of 24 hours notice or a later fee may be charged over and above the normal scheduled fee for this service. Failure to ensure that inspections are undertaken will be the responsibility of the Plumbing contractor and/or Applicant.

NOTE: Stormwater drainage is managed under both the Environmental Planning and Assessment Act 1979 and the Local Government Act 1993. Inspection of this work is mandatory in certain circumstances and failure to have this work inspected can be a breach of Clause 162A of the Environmental Planning and assessment Regulation 2000 leading to refusal to issue an Occupation Certificate for building work and the issue of Penalty Infringement Notices

7. Fees and charges

Council's fees and charges for plumbing and drainage consents and inspections are set out in the Fees and Charges schedule of Council's annual Operational Plan, available on Council's website.