



TIER 1 PLUMBING PTY LTD

LANE COVE, 2066.

0450 223 156

ABN 85 615 770 253

LIC 305 110C

Sewer report for 57 Cutler road, Clontarf.

We have attended and inspected the sewer drainage line for the above property and found that the condition of existing sewer drainage around the large tree in the backyard is very poor. The main line from the house is in PVC and connects onto the original sewer line at the base of the large tree where an inspection opening is visible.

Downstream of that inspection the pipework is earthenware and has multiple tree root incursions and breaks into the sewer line through out. Please see attached video and photos to support these findings.

It is absolutely necessary that this section of pipework is replaced back to the property boundary for two reasons:

1. Remove sections of pipe where tree roots have damaged the main sewer line to prevent further damage and sewer leakage into the surrounding fill.
2. In order to install the drainage for the new development in accordance with AS3500 it is required that we connect onto the existing sewer at the lowest point on the property, so we have the correct sewer drainage falls that meet our minimum fall requirement of 1.65%. The point on the property where connection is required is 1.3m below ground level on the property boundary wall at the back of the tree.

For us to carry out the require work in a safe manner we will need clear access down to the sewer line at the point of connection to remove and install a new sewerage service.

We will require a 1m x1.3m deep hole around point of connection and a 600 wide x1m deep service trench around the base of the tree for the installation of two sewerage lines to service the lower ground bathroom and laundry and the existing sewerage system to the upper house.

As the existing soil around the tree is loose fill all trenches must be bedded and filled with 10mm Blue metal on completion.

Kind Regards,

Ryan Spooner, Director.