

FACT SHEET: THE SIX WATER SENSITIVE DESIGN ESSENTIALS

Council is committed to reducing reliance on potable (drinking) water and increasing the reuse of greywater throughout the Region. Council is also keen to improve the quality of stormwater entering our river systems and recycling stormwater onto our local parks.

One of the ways that Council will assist the community to achieve these outcomes is through a set of DRAFT Water Sensitive Design measures to be added to the Tamworth Regional Council Development Control Plan 2010 (DCP2010).

Compliance will be achieved by meeting a minimum of three out of six Water Sensitive Design Essentials.

The six Water Sensitive Design Essentials choices are:

1. water efficient appliances and fittings;
2. rainwater tank;
3. raingarden;
4. greywater diversion device;
5. greywater treatment device;
6. pre-plumbing for recycled water.

1. Water Efficient Appliances and Fittings

All proposed chosen appliances and fixtures with a Water Efficiency Labelling and Standards (WELS) rating shall have a minimum rating of 3-stars including water efficient showerheads and taps, dual flush toilets, hot water system diverters, and shower control devices.

Water efficient appliances and fittings with a minimum of three stars combined with sensible water use can help reduce unnecessary water usage and conserve town drinking water for necessary uses.

2. Rainwater Tank

In addition to BASIX Certificate requirements, rainwater tanks must have a minimum capacity of a 1.5KL rainwater tank capacity per toilet in the

household and the tank(s) shall be connected to 50m² of roof area for each toilet. An appropriate mechanism is to be provided for automatically switching to the town water supply (if available) when the volume of water in the rainwater tank(s) is low.

By using rainwater to flush toilets, this will help the community conserve town drinking water.



3. Raingarden

A raingarden or landscaped stormwater retention area must have a filter media area sized at 1.5% of the contributing catchment area. Where a rainwater tank with at least 3000 litres is installed then a minimum of 2m² of retention area will be acceptable.

Raingardens are specially-designed garden beds that filter stormwater runoff from surrounding areas or stormwater pipes.

Raingardens can help keep our waterways healthy before water is released into the local drainage system.

4. Greywater Diversion Device

The installation of a greywater diversion device shall have a hand-activated valve, switch or tap that is fitted to the outlet of the waste pipe of the laundry tub. The device can be switched by the householder to divert greywater from the laundry

tub and/bathroom where available by gravity directly to the diversion line and the dedicated land application system (e.g. lawn or garden beds) instead of the sewer. In addition, compliance is required for the following conditions:

- The dedicated land application system must be not less than 10 m²;
- Greywater must not be stored;
- Gravity diversion devices must not be installed below the “S” bend on any plumbing fitting and must be installed by a licensed plumber; and
- A Council approved on-site wastewater disposal system will also be acceptable.

Did you know?

Some greywater diversion devices do not need approval if certain criteria is met. Please refer to Council's Fact Sheet – Recycling Greywater for more information.

5. Greywater Treatment Device

A greywater treatment device treats greywater for re-use on a property such as toilet flushing, washing machine and surface irrigation of gardens and lawn. It is a form of on-site wastewater treatment. Compliance with the following conditions is required:

- The owner of the premises must obtain approval from Council for installation and operation under Section 68 of the Local Government Act 1993 and Part 2, Division 4 Local Government (General) Regulation 2005;
- A council must not approve the installation unless they have been accredited by the NSW Department of Health; and
- The system must be installed by a licensed plumber.

6. Pre-plumbing for Recycled Water

For all new dwellings, plumbing for recycled water is a mandatory requirement. Two out

of the remaining five Water Sensitive Design Essentials must also be selected.

To recycle water for use in the household, specific plumbing in addition to the usual system is required to ensure the health and safety of its occupants and to protect the community's waterways.

Pre-plumbing works for recycled water requires a licensed plumber to carry out the initial plumbing works that would allow a greywater diversion or greywater treatment device to be fitted to a home at a later date.

Do the Water Sensitive Design Essentials apply to me?

These controls apply to the following residential development types provided that plumbing works is required:

- Fast Track development;
- Alterations and additions to any other type of development where the increase to the overall impervious surface is less than 50% of the existing impervious surface area;
- A dwelling house, dual occupancy or secondary dwelling;
- A secondary dwelling; and
- A dual occupancy dwelling.

Council's Water Sensitive Design Essentials do not apply to any residential development that does not include plumbing work (e.g. water, sewer, and stormwater plumbing work that is connecting to an existing stormwater system).

Need help?

For further information:

- Call us on (02) 6767 5555;
- Email: trc@tamworth.nsw.gov.au; or
- Visit the Development Hub counter:
Tamworth Regional Council
437 Peel Street, Tamworth
between 8:30am to 4:30pm weekdays