

Tamworth Regional Council

**Water Sensitive Design
Measures**

**(Draft Development Control
Plan Amendment No. 14)**



Ta  worth
REGIONAL COUNCIL

Q&A Time

QUESTION

In terms of the MUSIC modelling that is referred to – Is Council looking to arrange training locally and invite consultants to attend?

ANSWER

Yes, we would need to train internal staff and would include external designers as well. This would need to happen before this element of the DCP could be activated. If there is a consensus view that such modelling should only apply to large structure plan areas – then we could import that skill set, seek peer review rather than whole sale upskilling.

QUESTION

Has consideration to the dry climate of our region been given as some Water Quality devices require constant water level to maintain plants?

ANSWER

Yes, interesting topic. See rainfall graph attached to presentation slides. Appropriate plants need to be able to survive the typical wetting and drying cycles experienced by edging vegetation at oxbow lakes and the like. Ornamental garden plants are not appropriate. Local species would need to be identified and propagated. Not straightforward, but it can be done.

QUESTION

Will we be allowed to use harvested rainwater for full use in TRC reticulated main areas? If not, could we use TRC reticulated potable water for drinking purposes i.e. kitchen sink only, and harvested rainwater for all other purposes in the house?

ANSWER

NSW Health advises that where you have potable water available, that should be used for drinking. However tank water can be used for everything else in a reticulated main area.

QUESTION

As Tamworth soils are unstable (H1 to E) has consultation been made with an Engineer or soil specialist as to how far from a structure or boundary we can safely install a concentrated and isolated area of moisture in the ground?

ANSWER

At this point there has not been consultation with an engineer or soil specialist regarding the location of any installations to a structure or boundary. Soil classes are variable within our LGA, not just H1 and E classes. Site specific engineering would be encouraged for H1, H2, E and P site.

QUESTION

Has consultation been achieved with sub division stormwater design?

ANSWER

No, existing subdivisions in Tamworth have not been designed to contemplate the wholesale roll out of Lot-scale raingardens. To do so would imply providing a sufficiently deep pipe connection to every lot for future subdivisions. Council and the industry need to carefully consider whether this expense (and the associated recurrent maintenance burden) can be justified.

QUESTION

I would like to confirm whether this diversion is the hand activated valve that fits under the laundry tub and NOT a grey water diversion system?

ANSWER

A greywater diversion system includes a gravity device and pump diversion device (surge tank) which would be have a hand activated valve that would be easily accessible.

QUESTION

Who is going to install the systems?

ANSWER

We would expect a Licensed Plumber to carry out the installation for both Greywater Diversion and Treatment Systems, including the irrigation lines for the land dedication area.

QUESTION

Who is going to educate the resident on how to balance moisture, phosphates, nutrients, pathogens etc that are going into their family backyards?

ANSWER

Many manufacturers specifications come with a booklet that guide the resident on how to use the system. However Council will look to provide additional information sheets to assist with educating the community.

QUESTION

Plumbing for Recycled Water

I am unclear on what is required here especially when it is mentioned it is 'Mandatory'? I read this as being a lilac water line run to the toilet, ran independently to the outside and capped off or temporarily connected to another water source and when a recycled water supply becomes available, the line is transferred to this supply? Does this mean that the Council is proposing to install a recycled water main similar to other Councils?

ANSWER

Yes it is mandatory for all new dwellings. This requirement will incorporate a separate external drainage line to allow the waste from bathroom and laundries to be captured in a separate line for future greywater system connection that will be capped until such time as a treatment or diversion system is installed. When the System is installed, the use of lilac piping for the irrigation is then required to be installed.

QUESTION

Rebate for standalone rainwater tanks above 5kl should be \$500.00 not as printed \$5,000.00

ANSWER

Yes that is correct it is a typo

Water Saving Rebate Scheme – WSD Essentials	
WSD Essential	Financial Incentive
Water efficient appliances and fittings	Rebates available for replacement of existing inefficient devices only – not for BASIX requirements
Rainwater tank	For capacity above BASIX requirements 2000-4999L – 50% up to \$200 5000-9999L – 50% up to \$800 10000 and above – 50% up to \$1000
Stand alone rainwater tank	2000-4999L – 50% up to \$100 5000-9999L – 50% up to \$400 10000 and above – 50% up to \$5000 \$500

QUESTION

Has Council given consideration to installing recycled water reticulation mains?

ANSWER

No, there are no current plans to provide return recycled water reticulation to subdivisions. Treated water generated by the sewer treatment plant is currently directed to primary production lots. Retrofitting to existing areas would be cost prohibitive, and new expansion areas are too remote from the treatment plant (with the possible exception of the Tamworth Global Gateway / Intermodal precinct. It is noted that the initiative promoting pre-plumbing of dwellings for future greywater re-use. It is all about pre-fitting separate outlets for black water and grey water so that the grey water can be captured and treated for re-use at some time in the future. This is an individual lot-scale process, rather than a centralised treatment and reticulation scheme.

QUESTION

Hi Team, I'm just a little confused about the point made in relation to a car park area of more than 300m²

ANSWER

The reference was made in the context of exemptions from the requirement to prepare Water Sensitive Design Statements, and is in specific reference to commercial carparks with an impervious area less than 300m².

QUESTION

Would a sealed driveway of more than 300 require some form of water catchment therefore?

ANSWER

In terms of water quality, the short answer is “no”. Notwithstanding, the usual engineering requirements for managing stormwater capture, conveyance, and possibly detention would all still apply.