

POLICY NAME: DUAL WATER SUPPLY PLUMBING
POLICY REF: D10
MEETING ADOPTED: 27 April 2023
Resolution No. 270423/21
POLICY HISTORY: 231117/30; 281113/23



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OBJECTIVE

The purpose of this policy is to outline the requirements for plumbing for residential and non-residential premises that are supplied with Recycled Water in Ballina Shire.

POLICY

Application

Areas subject to this policy are identified in the Dual Water Supply Plumbing Policy mapping in Ballina Shire Council's (Council) Geographical Information System. This mapping is a guide only and does not exclude the opportunistic identification of other sites through the review of development and/or Section 68 (Local Government Act) applications.

Dual reticulation areas shall have drinking water and recycled water delivered to properties via independent water mains.

Recycled water shall only be used for the Approved End Uses in Council's Section 60 Approval (Local Government Act, 1993) for Lennox Head Recycled Water Scheme.

Plumbing Requirements

The recycled water service shall be designed and installed in accordance with AS/NZS 3500.1:2021 and the Plumbing and Drainage Act (NSW) 2011.

All urban dual reticulation properties shall have:

- All toilets and cold water washing machine taps connected to the recycled water supply.
- A minimum of one outdoor recycled water tap.
- One (only) outdoor drinking water tap.

The number of outdoor taps are per residential dwelling or non-residential meter.

These requirements do not apply to units or apartments that have no outdoor fixtures. A strata/body corporate or similar style development may have one or more additional outdoor drinking water taps in common use areas depending on the nature of the proposed uses from those taps, to be approved by Council on a case-by-case basis.

Meters

Installation and location of meters shall be in accordance with Council's *Water and Wastewater Connections Policy*.

The recycled water meter shall have non-standard threads.

Swimming Pools

If a property has a swimming pool, the single outdoor drinking water tap must be located nearest the pool, even if the pool is constructed subsequent to the plumbing of the property.

Grey Water

Grey water systems shall only be used for outdoor purposes.

Rainwater Tanks

Rainwater supplies shall be independent and have no interconnection or top up device from the drinking water or recycled water supply. Rainwater may only be used for outdoor purposes and tanks shall have only one tap.

During Construction

Inspections shall be undertaken by an authorised Ballina Shire Council officer. At the final inspection a *Dual Water Cross Connection Audit* shall also be completed.

During Occupancy

A *Dual Water Cross Connection Audit* shall be conducted at least once every five years on every dual reticulated residence. The inspections will be carried out at no cost to the property owner. It is the responsibility of the owner or tenant to inform all visitors of the correct use of recycled water.

At a Change of Property Ownership

Prior to the sale of a dual water supply property, the owner or owner's agent must apply to Council for a Cross-Connection Audit Certificate of Compliance.

Non-compliances

Notices of compliance will be issued to the owner and/or tenant by way of an identifying sticker in the electrical meter box.

Rectification of any non-compliances are the responsibility of the property owner. Additional Council inspection costs may be incurred.

In the event of a cross-connection between the Drinking Water and Recycled Water supplies, Council will immediately disconnect the recycled water supply at the property and issue an improvement notice to the owner or owner's agent.

Application of this Policy to non-residential premises

Without a User Agreement

Where the proposed uses of water (drinking and recycled) are generally consistent with residential uses then the plumbing requirements above may be applied as far as is reasonable.

With a User Agreement

Where the uses of water differ substantially from residential uses then the plumbing requirements shall be determined by Council on application, and may be reinforced through an individual End-User Agreement

BACKGROUND

Council operates and maintains an urban dual-reticulation network in accordance with Council's Recycled Water Management System and Section 60 Approval (Local Government Act, 1993) for Lennox Head Recycled Water Scheme.

Recycled water looks and smells the same as drinking water so care must be taken to prevent accidental use for the incorrect purpose.

To safeguard public health it is very important that water supply plumbing is carried out in the correct manner to prevent inappropriate use of the recycled water and cross connection of the two separate water supplies. This includes the use of fittings, lilac coloured pipework and permanent markings so that occupants don't inadvertently use the wrong water or future plumbers inadvertently connect to the wrong system.

All installations are subject to Council inspection at certain stages to confirm that the plumbing has been executed and is being maintained in accordance with this policy.

This document supersedes the Ballina Heights Dual Water Supply Plumbing Guidelines and is designed to provide the information necessary to correctly plumb residential and non-residential premises that are supplied with Recycled Water in Ballina Shire.

DEFINITIONS

Drinking Water is otherwise known as 'potable water' which is approved by use for humans for drinking, food preparation and activities such as swimming and washing.

Dual Water Supply - Each property in the dual water supply system has a drinking water supply and a recycled water supply. The different water supplies are to be delivered through two separate pipe systems and each supply is separately metered.

Grey Water - is wastewater generated from wash hand basins, showers and baths, which can be recycled on-site for uses such as toilet-flushing. It is usually treated onsite before re-use and the level of onsite treatment is determined by the source of the water and the level of nutrients within it.

Recycled Water – sometimes called 'reclaimed water' or 'reuse water' can be approved for uses such as garden water, toilet flushing and clothes washing in cold water. It is generally sourced from water that would otherwise be discharged to the environment. Instead of being wasted, this water is filtered, disinfected and distributed. Ballina Shire Council's Recycled Water Schemes are supplied with water recycled from wastewater.

SCOPE OF POLICY

This policy applies to:

- Council employees
- Councillors
- Community members
- Committees of Council
- Consultants/Contractors
- Developers/Builders/Plumbers
- Homeowners/Tenants
- Real Estate Agents
- Legal Profession

RELATED DOCUMENTATION

Related documents, policies and legislation:

- Section 149(2) Certificate (Environmental Planning and Assessment Act 1979)
- Section 68 (General Building Construction DA Consent / section 68 Local Government Act)
- 88E (Land Subdivision DA consent condition and section 88E condition pursuant to the Conveyancing Act 1919)
- Plumber's Information Pack (Ballina Shire Council)
- Notice of Work (For Plumbing and Drainage work within the Ballina Shire Council Area)
- NSW Public Health Act 2010.
- NSW Public Health Regulation 2011.
- Environmental Planning and Assessment Act 1979 (NSW)
- Local Government Act 1993 (NSW)
- Local Government (General) Regulation 2005
- Protection of the Environment Operations Act 1997 (NSW)
- NHMRC/NRMMC Australian Drinking Water Guidelines 2011
- Plumbing Code of Australia 2019
- Australian & New Zealand Standard AS/NZS 3500.1 :2021
- Australian Guidelines for Water Recycling and Managing Health and Environmental Risk (Phase 1) (2006)
- Water and Wastewater Connections Policy 2021 (Ballina Shire Council)
- Containment Backflow Prevention Policy 2022 (Ballina Shire Council)
- NSW Guidelines for Greywater Reuse in Sewered, Single Household Residential Premises (2008)

REVIEW

The Dual Water Supply Plumbing Policy is to be reviewed every four years.