

Googong Plumbing Standard

All plumbing and drainage work carried out on properties in the Queanbeyan-Palerang Regional Council region must comply with the <u>Plumbing Code of Australia</u> and the <u>Australian Standard AS/NZS 3500 –Plumbing and Drainage.</u>

This plumbing standard has been developed specifically for residential properties in the **Googong Township**. It is to be used by plumbers and homeowners in conjunction with the Googong Design Guidelines and all relevant Australian statutory plumbing codes

11/08/2017 Googong Plumbing Standard

This document has been revised as follows:

Addendum 1:

- 1. Recycled water supply has been removed from washing machines. Washing machines will now be supplied by rainwater with a drinking water supply backup.
- 2. Toilets will be directly supplied by the recycled water system
- 3. Dedicated outdoor irrigation taps will be directly supplied by the recycled water system

Addendum 2:

1. Replaced photos with purchased ones or those taken by GTPL.

Addendum 3:

- 1. Expansion of document to include non-residential properties.
- 2. Backflow Accreditation of plumbers reinforced.
- 3. Change to rainwater tank sizes

Addendum 4:

- 1. Specified that Rainwater control unit must provide backflow prevention
- 2. BASIX requirements for the homeowner added

DOCUMENT CONTROL

REVISION SCHEDULE

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11/08/2017 Googong Plumbing Standard

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Introduction

1.1 Plumber Accreditation

Due to the presence of non-drinking water in Googong, the plumbing of all premises shall be completed by licensed plumbers with Backflow Accreditation issued by a Training Organisation registered with training.gov.au (TGA).

1.2 How to Use This Guide

This guide applies to both Residential and Non-Residential developments of Googong.

This document provides guidance on how to plumb your property correctly and is primarily aimed at the plumbing of Residential properties. The same guidance applies to Non-Residential properties but these properties are not required to collect and use rainwater.

This guide is to be used in conjunction with the Googong Home Design Guideline to outline Googong's unique integrated water cycle intent.

The purpose of this document is to:

- To ensure safe use of non-drinking water in Googong
- Realise the Googong vision of minimising the use of a scarce resource water
- ▶ Ensure the Water Recycling Plant provides Googong property owners with the best possible quality recycled water by aligning all plumbing arrangements across Googong with the water balance model the Googong Water Recycling Plant is designed for
- Provide knowledge to property owners with an understanding of recycled water and rainwater
- Inform homeowners, residents and property owners what their responsibilities are
- Inform property owners of the plumbers responsibilities
- A guide for plumbers to use in conjunction with Australian Standard 3500 Plumbing and Drainage and the Plumbing Code of Australia

1.3 What is Non-Drinking Water?

1.3.1 Rainwater

Rainwater is water that has hit your roof area and drained into a rainwater tank. Rainwater is generally not accepted as suitable for drinking in urban areas. However it is acceptable for washing clothes because it is naturally 'soft' and chemical free making soaps work well.

NSW Health supports the use of rainwater for non-drinking uses such as washing clothes, car washing and fire fighting in urban areas.

1.3.2 Recycled Water

Recycled water is water that has been used before in bathrooms, laundries, kitchens and in businesses and then treated to an acceptable level.

Treatment processes like screening, biological treatment, filtering, ultraviolet radiation and chlorination are used in the water recycling process. Recycled water is treated to a high standard so that it's suitable for its intended uses (see Section 2.1). Recycled water supplied in Googong is not suitable for drinking. However, it is acceptable for flushing the toilet, to water gardens and irrigate open spaces whilst saving a significant amount of drinking water.

1.4 Why Non-Drinking Water?

Recycled water and rainwater help relieve demand on precious drinking water supplies. The NSW Government BASIX (Building and Sustainability Index) legislation aims to reduce the drinking water consumption of all new developments. The BASIX drinking water reduction target for Googong is a minimum of 50% compared to traditional water usage. Ultimately, Googong's 16,000 residents are expected to use the same amount of water as 6500 residents in a traditional Australian community. Every Googong homeowner is required to obtain 50 BASIX points to acquire BASIX certification.

Water recycling helps keep treated wastewater and nutrients out of local creeks and rivers. This is good for the environment as excess nutrients can affect the health of waterways. The organic materials removed during the recycling process, called biosolids, could be used in agricultural and forestry applications, which are common in the region. For more information refer to the Googong Township Water Cycle Project Environmental Assessment.

1.5 Definitions

Dri nki ng Water — Water that is suitable for human consumption, food preparation, utensil washing and oral hygiene. Also known as potable water.

Cross Connection - any connection between the water supply and a source of potential contamination, such as a fixture, storage tank which is connected to unclean, polluted or contaminated water. These connections present the hazard of polluting the water supply.

Non-dri nki ng Water — Any water that is not "drinking water" eg recycled water and rain water. Also known as non-potable water.

Storm Water - Any water that hits the ground and runs off to drains or elsewhere.

Rai nwater - Rain that falls on roof areas and is collected in tanks.

Recycled Water – Water that has been used before (wastewater) and then treated at a Water Recycling Plant to acceptable levels.

Wastewater - Water that has been used, usually by human activities. It includes water from households and non-residential development. Sewage is one of the types of Wastewater. Sewage is generally comprised of 99.7% water. In Googong, the majority of waste water will be treated at the Water Recycling Plant for use again.

Guide to Non-Drinking Water in Googong

2.1 Non-Drinking Water

2.1.1 Acceptable Uses of Recycled Water



Flushing Toilets



Washing Cars



Watering lawns & gardens



Fighting Fires

2.1.2 Acceptable Uses of Rainwater







Washing Machines

Fighting Fires

Washing Cars

2.1.3 Unsuitable Uses of Non-Drinking Water







Drinking

Cooking

Bathing







Filling Pools

Cooling Systems

Hot Water System

2.2 Connections

All water supply systems shall be designed, installed and maintained so as to prevent contaminants from being introduced into the water supply in accordance with relevant plumbing Australian Standards. Recycled water pipes and fittings, including the water meter, are purple in colour and are separate from the drinking water system. Googong's key plumbing connections are outlined below.

2.2.1 **Supply**

Supply	Connection Point		
	✓ Shower/bath cold water		
	✓ Kitchen, bathroom and laundry tub cold water		
	✓ Hot water system		
Drinking Water Supply	 Dedicated outdoor drinking water taps (uses include pool filling and pool top up) 		
	✓ Air-conditioner/cooling system		
	✓ Refrigerator (if required for icemaker)		
	✓ Dishwasher		
	✓ Backup hot and cold taps for washing machine		
Rainwater Supply	✓ Washing machine primary cold water tap		
Recycled Water Supply	 ✓ Dedicated outdoor gardening and irrigation taps (minimum of 2 external taps) 		
	✓ Toilet		

2.2.2 **Drainage**

Drains to	Drainage Point		
	✓ Shower/bath		
	✓ Kitchen, bathroom and laundry tub		
	✓ Pool filter backwash		
Sewer	✓ Dishwasher		
	✓ Toilet		
	✓ Washing machine		
	✓ Floor Wastes		
	✓ Pool overflow		
Stormwater	✓ Rainwater tank overflow and first flush		

2.3 Important Water Guidelines

Below are some guidelines that plumbers and homeowners should follow for the installation and maintenance of the water supply system of Googong. Note that it is the responsibility of both the homeowner and plumber to ensure the house complies with the relevant plumbing Australian Standards including AS3500.

- Use non-drinking water for its intended uses
- Don't waste non-drinking water it is still a precious resource
- Use a licensed plumber with Backflow Accreditation for any work on your private water and wastewater services (see Section 2.5)
- Correct signage must be displayed at all recycled water and rainwater taps. Replace signs if they go missing. They are available at most hardware shops and plumbing suppliers
- ▶ Use the handle on the recycled water garden tap as supplied don't replace with conventional handle. Recycled water taps have removable handles to take them off when not in use
- As an extra safeguard, tell children and visitors not to drink from your non-drinking water taps
- Ensure that no cross connections of any kind are made between the non-drinking and drinking water services. We suggest that you use separate, coloured hoses for the outdoor drinking water and recycled water taps
- Don't put rubbish, household chemicals, fuels or corrosive and flammable liquids into sinks, toilets or drains. Not only can these harm the environment and upset the efficient recycling of water at the Water Recycling Plant, they also have the potential to affect the plumbing on your property. Putting rubbish down the drain could block your sewer line leading to backups and overflows which are not pleasant for anyone and can be expensive to fix.
- Avoid using household cleaning and clothes washing products that contain phosphates as these chemicals are known to have serious negative impacts on natural waterways and the environment
- Avoid planting vegetation with aggressive roots. It is common for some types of vegetation to crack open and choke both water and sewer lines underground in their search for water. Chokes in underground water and sewer lines can occur long before you realise, cause a big hassle and are expensive to fix.

2.4 Testing Household Water System

Once plumbing installations have been completed, a precautionary 'cross-connection' testing procedure must take place to ensure non-drinking water and drinking water supplies remain separate. Note: this check should be performed prior to occupancy.

The essential 10 step cross connection check for residential properties:

Queanbeyan-Palerang Regional Council shall undertake:

1. A conductivity test on all internal and external taps and fixtures.

Plumbers must undertake:

- 2. Turn off drinking water supply at the property boundary and the rainwater supply at the rainwater tank pump and/or valve.
- 3. Turn on all internal taps. All indoor taps should run dry.
- 4. Flush all toilets. Toilets should refill if connected to the recycled water supply. Turn off internal taps.
- 5. Turn on all external taps. Any drinking water taps should run dry. Taps continuing to run are connected to the recycled water supply and should be coloured purple and marked with the appropriate signage. Turn off external taps.
- 6. Turn off recycled water supply and turn on drinking water supply (keeping the rainwater supply off). Run recycled water supply dry via external taps or toilet flushing. (Note: if the toilets refill now, they are connected to the incorrect supply)
- 7. Turn on internal taps. <u>Please note</u>: you should keep the washing machine disconnected from the taps until after this test is undertaken. All internal taps except the cold water tap for the washing machine should operate. If a tap does not operate it is connected to the incorrect supply.
- 8. Turn off the drinking water supply and turn on the rainwater supply (keeping the recycled water supply off). Turn on all external and internal taps. All except the cold water tap for the washing machine should run dry. If any continue to run, they are connected to the wrong supply.
- 9. Turn on recycled water supply and drinking water supply. Slowly turn on tap connected to recycled water supply that is located furthest from the meter. This will purge all air from the pipeline while it is being recharged.
- 10. Test and adjust the settings of the rainwater tank controller for correct operation.

2.5 Hiring a plumber

A licensed plumber with Backflow Accreditation issued by a Training Organisation registered with training.gov.au (TGA) must be used to connect your new home to:

- ✓ the Googong drinking water system.
- ✓ the Googong recycled water system.
- the wastewater collection system.
- ✓ the rainwater system.

Always hire a licensed plumber. Tips for hiring the right plumber for the job:

- o Hire a licensed plumber to ensure they have the appropriate plumbing qualifications
- o Hire a licensed plumber with Backflow Accreditation
- All tradespeople must display their license number on ads for their services. They should also carry a current and valid ID card as proof of their accreditation.

You can check a plumber's license on the NSW Government Licensing Service at https://www.licence.nsw.gov.au/LicenceCheck/

You can check that a plumber has Backflow Accreditation by asking to see his Backflow Training certificate.

You can check that a plumber's Backflow Accreditation was issued by a registered Training Organisation by checking that the training organisation named on the plumber's Backflow Training Certificate is registered with training.gov.au (TGA).

When the plumbing work is complete make sure to ask for a certificate of compliance:

- A Certificate of Compliance is the plumber's declaration that the work they performed complies with the relevant plumbing codes and standards of Australia.
- A Certificate of Compliance can only be issued by a licensed plumber. Your plumber should give you a certificate once the work is finished.

Signage

It is very important to label all non-drinking water pipework and fixtures to ensure the health and safety of you and your family. Generally, recycled water fixtures and pipework will be purple in colour. This section gives examples of the correct way to label non-drinking water fixtures.

3.1 Water Meters

As shown in Figure 1, the <u>recycled water</u> meter must be purple in colour so that it is clearly distinguishable from the drinking water meter.

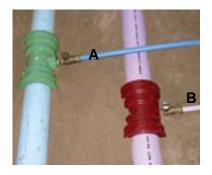


Figure 1: Recycled water meter

3.2 Pipework

All pipes carrying rainwater must be clearly marked with the word "RAINWATER" in minimum intervals of 500mm where concealed in walls or 1m intervals where exposed or buried. All rainwater pipes must comply with Section 2 and Section 6 of the Australian Standard AS3500.

All recycled water pipes shall be identified by a purple colour in accordance with the Australian Standards. All buried recycled water pipes must have an identification tape marked with "WARNING: RECYCLED OR RECLAIMED – WATER – DO NOT DRINK". Pipes carrying recycled water must comply with Section 2 of the Australian Standard AS3500. Figure 2 and Figure 3 show the correct colour and type of plumbing pipe to be used for recycled water and rainwater.



A: Drinking water main (blue)

B: Recycled water main (purple)

Figure 2: Drinking and recycled water mains



Figure 3: Non-drinking water pipe examples

3.3 Non-Drinking Water Fixtures

All fixtures that are supplied by non-drinking water must be labelled appropriately in accordance with the Australian Standards. Figure 4 and Figure 5 shows an example of signage that must be posted on non-drinking water fixtures.



Figure 4: General non-drinking water fixture signage - "Do Not Drink"



Figure 5: Example rainwater fixture signage (at washing machine and rainwater tank outlets)

3.3.1 **Toilet**

It is recommended that a purple fitting (like those shown in Figure 6) be used for the recycled water supply inlet at the toilet.



Figure 6 Purple recycled water fittings

A prohibition sign must be shown at the recycled water supply inlet of the toilet to indicate recycled water is being used. Figure 7 shows an example of the correct type and placement of signage.



Figure 7: Example of signage for the toilet

3.3.2 Washing Machine

A prohibition sign, like that given in Figure 5, must be displayed next to the rainwater supply tap of the washing machine.

3.3.3 **Garden**

In the garden there must be dedicated recycled water supply for irrigation and a dedicated drinking water supply taps. The recycled water garden tap must be coloured purple and have a removable handle as shown in Figure 8 and Figure 9. Taps should be located in the front (potable and recycled) as well as at the back yards (potable and recycled).



Figure 8: Outdoor recycled water tap (left) and drinking water tap (right)



Figure 9: Signage for the dedicated outdoor irrigation tap

3.3.4 Rainwater Tank

At the tap of the rainwater tank there must be signage indicating it is rainwater. Figure 10 gives an example of a suitable sign.



Figure 10: Rainwater tank signage

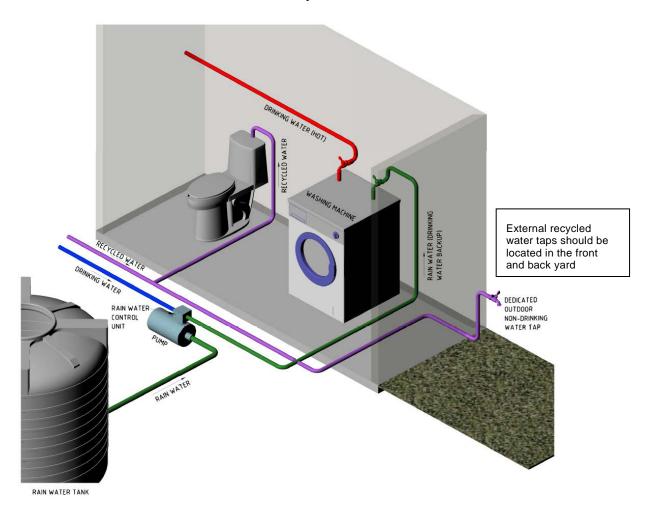
Details and Drawings

This section includes the details for some of the specific equipment required to plumb your house. Included in this section is information regarding:

- Your rainwater tank.
- Rainwater control unit and pump.
- Backflow prevention devices.
- Your water meters.
- Example house layout identifying the correct plumbing connections.

4.1 Rainwater Tank

4.1.1 Sketch of rainwater tank setup



4.1.2 Who Should Collect and Use Rainwater

All residential properties should collect and use rainwater as described in this document.

The collection and use of rainwater at non-residential properties is optional.

4.1.3 Tank Sizes

The prescribed minimum tank size to meet target water savings in Googong have been determined based on a number of factors including:

- Rainfall patterns
- Roof catchment areas for the amount of water that can be collected
- The water supply demand of households from season to season which is influenced by the number of people, consumption behaviour and irrigation needs.

In Googong, the rainwater tank is backed up by the drinking water supply to prevent the household's washing machine supply running dry.

The minimum rainwater tank size for each type of dwelling is listed in Table 1. Please note that every Googong homeowner has an obligation to obtain 50 BASIX points to acquire BASIX certification. Rainwater tank sizing is one of the considerations to be made when obtaining these 50 points.

Table 1: Minimum Rainwater Tank Sizes

Dwelling Type	Typical Lot Area (m²)	Assumed Roof Catchment Area (m²)	Required Tank Size (L) *Note
Apartments, Terraces, Compact Lots	<300	-	OPTIONAL
Small courtyard, Medium courtyard	365	100	2, 000
Large courtyard	450	125	2, 000
Small traditional, Medium traditional	480	150	4, 000
Large traditional, Estate home	645	200	4, 000
Estate home – Rural, Zone U hamlet, Zone U Talpa E2 lots	2000	300	10, 000
Zone Y hamlets, Rural - R5, Rural APZ	15000	300	10, 000
Non - Residential	ANY	ANY	OPTIONAL

^{*}Note: For Neighbourhood 1A Stages 1-3 a minimum rainwater tank size of 2000L is to be provided.

Tank Installations may be subject to Queanbeyan-Palerang Regional Council requirements.

4.1.4 Tank Materials

Rainwater tanks are available in a wide range of materials including steel (galvanised and Aquaplate), concrete, fibreglass and plastic. These materials can be suitable for domestic application as long as the tanks were specifically manufactured for the collection of rainwater. Ensure that only high quality plastic pipe and fittings are used in accordance with the Australian Standards.

4.1.5 **Roofing Materials**

The roof of your house is the catchment area for the rainwater tank. It is important to pay close attention when choosing a roof material as some are not suitable to be used for rainwater collection (refer to the Australian Standards).

Unacceptable roofing materials include:

- Some metal roofs which can react with steel tanks and cause corrosion.
- Roofs painted with lead based paints.
- · Roofs coated with bitumen material.
- Roofs coated with acrylic paints as they may contain dissolved detergents and chemicals that can affect the colour of the rainwater.
- Roofs made using pesticide treated timbers and lead flashing.

It also important to note that:

- Rainwater should not be collected from parts of roofs incorporating flues and wood burners as the ash could cause contamination to the rainwater supply.
- Overflows or discharge pipes from roof mounted appliances such as evaporative air conditioners or hot water systems should not be allowed to discharge onto the roof catchment area as this could contaminate the rainwater supply.

4.1.6 Water Quality and Safety Protection

Protection measures for the tank are required:

- ❖ To reduce algae growth the <u>tank should be covered</u> to prevent light reaching the water. Transparent tanks should not be installed for this reason
- ❖ The inlet and overflow of the tank should incorporate a <u>strainer</u> to keep out leaves and mosquito proof mesh to reduce access by insects.
- ❖ The top of the tank should include a <u>tightly sealed access cover</u> to stop any animals, insects, vermin, birds or children entering. It must allow access to the tank for cleaning and inspection purposes.
- ❖ Some tanks must be <u>flushed before use</u>. The manufacturer of the tank should be able to advise whether this is necessary for your tank.

4.1.7 First flush devices

First flush devices stop the first portion of roof runoff from entering the tank, and the water caught in your first flush device should be disposed of appropriately, not into your rainwater tank. This is generally the dirtiest portion of rainwater. It will reduce the amount of dust, bird droppings, leaves and other materials that accumulate on rooves from being washed into your tank. Your plumber should be able to advise you on the size of first flush devices required.

4.1.8 Rainwater Tank Regular Operation for Owners

Please maintain and test your rainwater tank and rainwater control unit in accordance with the manufacturer's instructions. Included below is a suggested guide for maintaining your rainwater tank and control unit.

Every	3 Months
	Clean gutters and remove leaves and debris
	Clean first flush device/s
	Clean leaf guards on rainheads
	Check screen on tank overflow outlet
	Look for any algae growth in the tank
Every	6 Months
	Check roof and flashings for defects and remove overhanging branches
	Check tank for defects, that screens and lids are in place and functional
	Check for signs of mosquitoes and larvae
	Check water quality – must be clear, no taste or smell
	Check rainwater taps still have correct signage
	Check pump for noise, appropriate pressures, leaks and check acoustic enclosure (if applicable)
	Drain the rainwater tank by a third to remove sediment and improve water quality turnover
Every	12 Months
	Check tank support – if on stand or concrete slab then check structural integrity
	Inspect the rainwater control unit (including the pump) and backflow prevention to ensure they are in full working order
Every	24 Months
	Check sediment level in tank

4.2 Rainwater Control Unit and Pump

4.2.1 **Definition and function**

The rainwater control unit and pump allow rainwater to be used preferentially to drinking water for washing machines when the tank has water. When the tank runs low the control unit and pump will automatically switch to use drinking water so that the supply to the washing machine will not run dry. The switch point should be as low as practical to maximise rainwater collection.

Rainwater tank plumbers and pumping suppliers can advise on the correct sizing and combination of devices for your installation.

The Rainwater Control Unit and Pump must incorporate a form of backflow prevention (for example a dual check valve) in accordance with the requirements of AS3500 in order to ensure there is no contamination to the potable water supply.

Note: "Top-up" style supply arrangements are not allowed at Googong.

4.2.2 **Photo**

An example of an all in one arrangement is given below:



Note: this is just one typical device, other suppliers can be found below.

4.2.3 **Suppliers**

Some suppliers of rainwater control units and pumps are listed below:

- o Davey www.davey.com.au
- o Bianco http://www.biancopumpz.com.au/, 1300 783 601
- o Rain Water Tanks Direct http://www.rainwatertanksdirect.com.au/
- Grundfos http://au.grundfos.com/

4.3 Water Meters

4.3.1 **Definition and function**

Water meters are generally located at the front of a property, just inside the boundary. Water meters keep track of the amount of water your household uses.

Queanbeyan-Palerang Regional Council require water meters on the drinking and non-drinking recycled water lines to determine customer consumption. Property owners must not alter, remove, adjust or relocate these meters. For more information refer to Queanbeyan-Palerang Regional Council Water Meters and Water Supply Policy.

Pulse meters and smart meters may be installed at your property to allow for future water monitoring.

4.4 Backflow Prevention Device

4.4.1 **Definition and function**

To protect the drinking water supply, a backflow prevention containment device (also known as an RPZ) must be installed at your property boundary. The Queanbeyan-Palerang Regional Council Drinking and Recycled Water meters have an integrated RPZ, so a separate device is not required at the Recycled and Drinking Water Meters. Your Rainwater Control Unit, however, must include backflow prevention. This isolates your water supply from the town's supply.

4.4.2 Property owner responsibilities

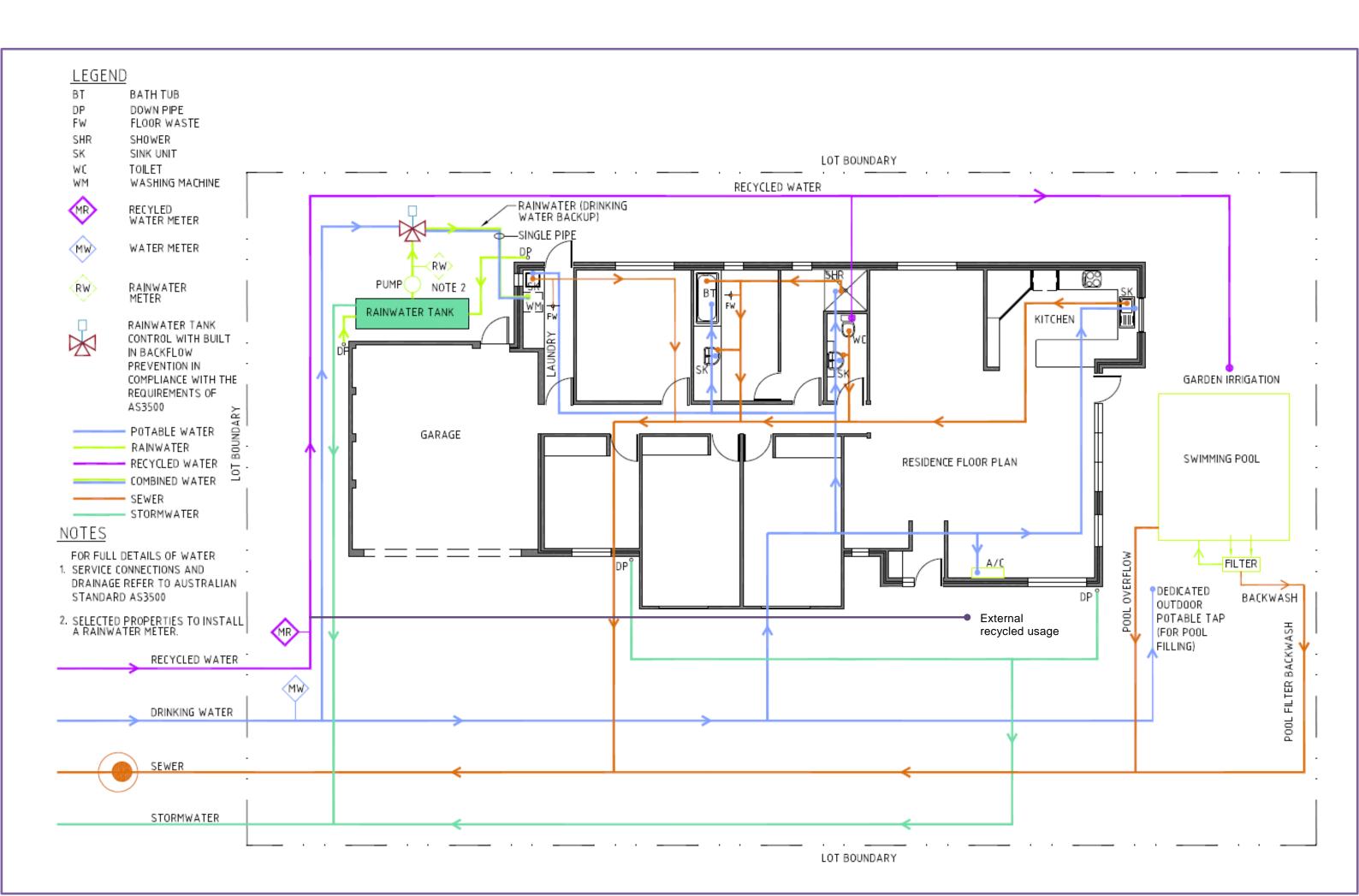
We require you to engage a licensed plumber with backflow prevention accreditation (refer to Section 2.5). An accredited plumber can determine the hazard rating of your situation, the type of device required, as well as install, commission and test the device. This may help reduce your costs.

In order to prevent contaminating the drinking water supply, all owners must:

- Ensure an appropriate backflow prevention containment device is fitted to all water supplies entering the property regardless of the supply type or meter arrangements.
- Arrange for annual testing of the devices.

4.5 Schematic Flow Diagram

Below is a plan view of a typical residence showing plumbing connections.



Checklist for Homeowners

✓ / ×	ITEM
	Hire a licenced plumber with Backflow Accreditation
	Ensure a test of the non-drinking water system has been completed (see Section 2.4)
	Correct colour water meter for non-drinking water system (see Section 3.1)
	Correct colour piping for non-drinking water system (see Section 3.2)
	Correct non-drinking water signage appears on all toilets (see Section 3.3.1)
	Correct non-drinking water signage appears on the garden irrigation tap (see Section 3.3.3)
	Removable handle installed on the dedicated outdoor irrigation taps
	Correct rainwater signage appears on the washing machine inlet (see Section 3.3.2)
	Discussed with all occupants and visitors as to the correct uses of non-drinking water (see Section 2.1)
	Discussed with all occupants to avoid disposing of household chemicals, fuels and flammable or corrosive liquids into sinks.
	Discussed with all occupants to avoid using cleaning products that contain phosphates

Further Information

Further information can be found at the following:

- Googong Township Pty Ltd Details about Googong Township –
 http://www.googong.net
- Queanbeyan-Palerang Regional Council
 http://www.gprc.nsw.gov.au/
- NSW Government Building & Sustainability Index (BASIX) set the guidelines in order to reduce water and energy consumption across Australia – https://www.basix.nsw.gov.au/basixcms/
- NSW Government Department of. Environment and Heritage http://www.environment.nsw.gov.au/
- NSW Health Website Guidance on the use of water from a Rainwater tank http://www.health.nsw.gov.au/public-health/ehb/water/rainwater.html
- NSW License Check Service
 https://www.licence.nsw.gov.au/LicenceCheck/
- The Googong Township Water Cycle Project Environmental Assessment can be accessed at:
 - http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=3119
- Registered Training Organisations
 - training.gov.au

References

All work done must comply with the relevant Australian standards including:

- New Zealand / Australian Standard 3500 Plumbing and Drainage
- New Zealand / Australian Standard 2700 Colour Standards for general purposes
- Building Code of Australia
- Plumbing Code of Australia
- NSW Plumbing Code of Practice http://www.water.nsw.gov.au/Urbanwater/Plumbing/Plumbing