

SAE Design
C/- Mrs S Gallagher
17 Strafford Street
MANILLA NSW 2346

Dear Sir/Madam

**NOTICE OF DETERMINATION
LOCAL GOVERNMENT ACT 1993**

Pursuant to Section 94 of the Local Government Act 1993, notice is given of the determination of an application according to the following details:-

Application No.	LG2024-0191 (S68-2023-14047)
Location:	Lot 48 DP 752198, Lot 59 DP 752198, Lot 1 DP 32494, Lot 50 DP 752198 Lot 63 DP 752198, Lot 71 DP 752198, Lot 77 DP 752198, Lot 1 DP 105885 Lot 1 DP 432059, Lot 5 DP 806029, Lot 1 DP 1208347, Lot 3 DP 1208347, Marathon Rangari Road WONGO CREEK NSW 2346
Description:	Plumbing associated with New Laboratory & Septic system
Approvals Granted:	Section 68 Part C5 - Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility Section 68 Part B4 - Carry out sewerage work

The application has been determined by the granting of consent, subject to conditions, as detailed below.

Conditions prescribed by the Regulation

- 1) Compliance with the *Standards for water supply, sewerage and stormwater drainage work*, comprising Schedule 1 to the Local Government (General) Regulation 2021.
- 2) All plumbing and drainage work to comply with the requirements of the *Plumbing & Drainage Act 2011 & Plumbing & Drainage Regulation 2017*.

Conditions prescribed by Building Commission NSW (Fair Trading)

- 3) It is acknowledged that a performance solution for the design of sanitary drainage has been submitted and accepted by Building Commission NSW.
 - The Performance Solution submission only covers the installation of flexible joints and support methods. All items not directly indicated as part of the performance solution shall be installed in accordance with the Deemed-To-Satisfy (DtS) requirements of the plumbing code of Australia.
 - Change of Design - Should there be a change in design to the sanitary drainage installation, the documented changes shall be provided to Building Commission NSW via reply to the email containing the accepted performance solution

General

- 4) A licensed plumber engaged to conduct the work shall lodge a Notice of Work (NOW) to the Water Authority prior to the commencement of work of water supply and /or sanitary plumbing and drainage.
- 5) A licensed plumber shall lodge a Certificate of Compliance (COC) to the Water Authority prior to the final inspection of the plumbing and drainage work and ensure the Water Authority has been provided with a copy of the underfloor and external drainage.
- 6) Roofwaters are to be disposed of by piping diverted in a downhill direction and splayed a minimum of 3.0 metres from the building to control the flow of roofwaters so as to prevent damage to the building's footings and to restrict the likelihood of stormwater nuisance to adjoining landholders.
- 7) To prevent surface water from entering the building:
 - a) the floor level shall be a minimum of 150mm above the finished ground level;
 - b) seepage and surface waters shall be collected and diverted clear of the building site by a subsurface/surface drainage system.
- 8) Tempering valves shall be fitted on all hot water plumbing systems to restrict the delivery temperature of hot water to sanitary appliances to not more than 50° Celsius. The device shall be located to permit access for servicing and repairs at intervals recommended by the valve manufacturer.
- 9) All penetrations of frame work by hot and cold plumbing are to be adequately sealed or supported to ensure the potential for water hammer is reduced.
- 10) The drainage service is to be provided with at least one overflow gully - the top level of which shall not be less than 150mm below the floor level of the building and not less than 75mm above the finished ground level to provide for sewerage surcharge outside the building in case of a blockage in the sewer main.
- 11) In the accessible WC, Installation of a thermostatic mixing valve is required for new heated water installations to deliver heater water not exceeding:
 - (i) 43°C at the outlet of sanitary fixtures used primarily for personal hygiene purposes for people with disabilities.
 - (ii) To be installed in accordance with AS 3500.4
- 12) In areas identified as Bushfire affected, all exposed piping associated with water tanks and pumps should be metal in accordance with Clause 5.20 of AS 3500.1 - 2018.

Inspections

- 13) Inspection - As a consent authority under the Water Management Act 2000, the following inspections are required to be carried out by Council. Where Council is not the Principal Certifying Authority, an additional fee for each inspection will apply.
 - i) Underfloor drainage under hydrostatic test prior to covering
 - ii) Hot and cold water plumbing under pressure test prior to covering;
 - iii) External drainage (under hydrostatic test) prior to backfilling trenches or covering;
 - iv) The installation of the septic tank and any sullage trenches prior to backfilling or covering;
 - v) Final inspection of all plumbing and drainage works;

Advisory Note

This determination notice takes effect from 27 November 2024.

All inspections can be booked via: <https://www.tamworth.nsw.gov.au/about/forms/critical-stage-and-plumbing-inspection-booking-form> using the LG number below as the reference number.

Yours faithfully



Richard McInnes
Building Surveyor

Contact: Richard McInnes (02) 6767 5507
email: r.mcinnnes@tamworth.nsw.gov.au

Reference: LG2024-0191

27 November 2024

Mr SAE Design
PO Box 470
TAMWORTH NSW 2340

Dear Sir/Madam

**APPROVAL TO INSTALL SEPTIC TANK APPLICATION - ON LOT 48 DP 752198
LOT 59 DP 752198, LOT 1 DP 32494, LOT 50 DP 752198, LOT 63 DP 752198, LOT
71 DP 752198, LOT 77 DP 752198, LOT 1 DP 105885, LOT 1 DP 432059, LOT 5 DP
806029, LOT 1 DP 1208347, LOT 3 DP 1208347, MARATHON RANGARI ROAD
WONGO CREEK NSW 2346**

Attached is the approved plan for the installation of a Septic Tank to deal with WC and household wastes on the above allotment.

The Council's approval is granted subject to:-

- 1 All plumbing and drainage being undertaken by a tradesman licensed with the Department of Fair Trading.
- 2 All lines and trenches being tested and inspected prior to backfilling.
- 3 A permit to commence work shall be obtained by the licensed tradesman from Council's Development and Approvals Division prior to the work being commenced.
- 4 The trenches being positioned approximately where indicated on the plan.
- 5 A final inspection of the system when completed must be made by staff from Environment, Planning & Economic Development Directorate prior to the system being put into use.
- 6 All house sewer and plumbing work is carried out in accordance with the requirements of the local sewerage authority or the Local Government (General) Regulation 2021.
- 7 The installation incorporates a 3/6 litre dual flush cistern.
- 8 Manually operated cisterns are installed.
- 9 The maximum vertical drop in the soil line from the pan is 2.25 metres.
- 10 The septic tank is located not less than 2.5m from any building.
- 11 The W.C., Bath, Shower and Basin wastes are treated in the septic tank.
- 12 The minimum capacity of the septic tank is **3000 litres**.
- 13 An adequate water supply is available at all seasons of the year.

- 14 The septic tank is elevated so that the effluent can be discharged into an absorption trench.
- 15 The absorption trenches are constructed parallel with the contour and transpiration beds are constructed to the requirements of Council and/or AS 1547.
- 16 Absorption trenches are designed to dispose of a reasonable amount of effluent. In the event of the trenches proving inadequate due to the non-absorption nature of the soil, inclement weather or excessive use of the installation, it shall be the responsibility of the owner to provide additional trenches or alternatively, to install a hold tank and have the effluent removed by the tanker removal service.

Waste water management Plan specifies an absorption trench disposal area of 59m².

17 Inspections:

Inspections shall be carried out at the following stages of installation of the on-site sewage management system:-

Stage	Work
<ul style="list-style-type: none"> External drainage 	Before covering and backfilling
<ul style="list-style-type: none"> Waste Disposal area 	Before backfilling

Yours faithfully



Richard McInnes
Building Surveyor

Contact: Richard McInnes (02) 6767 5507

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27 November 2024