

## BENCORP PROPERTY DEVELOPMENTS

17 Vincent Road, Kurrajong 2758  
ABN: 58 077 746 779

1 November 2013

Mr Matthew Edgerton  
Director, Water  
Independent Pricing and Regulatory Tribunal of New South Wales  
P.O. Box Q290  
QVB POST OFFICE 1230

Dear Sir

### KURRAJONG PROPOSED WICA SEWERAGE SCHEME

This letter is in support of the WICA Licence application by Aquacell Pty Ltd for the proposed Over 55's residential development "Tallowood" at 19-25 Vincents Road, Kurrajong.

Bencorp Property Developments Pty Ltd (BPD) is the developer of this project and will be responsible for funding the capital cost of the sewage treatment plant (STP) and the sewerage infrastructure. Evidence of the project finance from National Australia Bank is attached.

BPD has been established since 1996. It is part of the larger Bennett Property Group which was established in 1945 and includes property development, real estate sales and leasing and project consultancy. It currently employs over 30 staff across two locations in Richmond and Kurrajong NSW.

BPD and its Director Matthew Bennett have been involved in major local and regional property developments for nearly 20 years. Along with multiple smaller completed developments, some of key property developments include:

#### **Pine Place, Grose Vale (1998-99)**

Greenfield site developed into 12 x 10 acre vacant lots. Involved DA, construction and sale. Gross value was (withheld).

#### **Belmont Grove, Grose Vale (2001)**

Greenfield site developed into 13 x 2 acre vacant parcels. Involved DA/subdivision/civil and services construction/sale. Gross value was (withheld).

#### **Grose Vale Road, North Richmond (2004)**

Demolition of older building, subdivision into four lots and construction and sale of 4 x freestanding cottages. Gross value of (withheld).

#### **Stonecutters Ridge, Blacktown (2007-09)**

Project management of greenfield site including rezoning, approval and construction of 184 lots with 18 hole golf course and display village. Gross value of (withheld).

#### **Claremont Meadows (2007-09)**

Project management of partially developed site including project clean up and completion. of partly built civil and services/completion of display village, construction of spec homes, sales and marketing. Gross value of (withheld).

# BENCORP PROPERTY DEVELOPMENTS

17 Vincent Road, Kurrajong 2758

ABN: 58 077 746 779

BPD is currently proving property consulting advise to multiple local Councils and private clients. It's current development focus is this Tallowood Over 55s development and next stage 23 lot residential development located on the same property.

The Tallowood Community Association (TCA) will be made up of all lot owners in the community. It will be established upon the settlement of the first lot which is due in December 2013 subject to installation of the STP. BPD will be a guarantor and member of the Association until the last lot is sold.

Once established, TCA will be responsible for the ongoing operating costs of the STP and associated infrastructure. This will be funded through quarterly levies of its members and the users of the facility. An allowance of (withheld) per dwelling per annum has been allocated in the initial budgeting for the ongoing operations, maintenance and asset replacement for the sewerage scheme. It is anticipated this cost per dwelling will reduce over time as future stages are developed.

It is the intention of BPD and TCA to engage Aquacell to manage the operation and maintenance of the wastewater system once approved. This includes the sewerage collection and wastewater disposal infrastructure as well as the treatment plant.

If you require further information, please contact me on (withheld).

Yours sincerely

BENCORP PROPERTY DEVELOPMENTS



Matthew Bennett

Director

Encl:



# Hawkesbury City Council



1 May 2012

Enquiries: Deborah West

366 George Street  
(PO Box 146)  
Windsor NSW 2756  
Phone: 02 4560 4444  
Facsimile: 02 4587 7740  
DX: 8601 Windsor

Peter Wark  
AT&L Civil Engineers & Project Managers  
Suite 702, 6A Glen Street  
MILSONS POINT NSW 2061

Dear Sir/Madam

Septic Tank: No. S0001/12

Premises: Lot 9 DP 1167912  
1 Vincents Road, KURRAJONG NSW 2758

Classification: Centralised Sewage Treatment Plant  
Biocycle Model EP75 Treatment System

Further to the application to install a septic tank system at the subject premises, you are advised that the application has been approved by Council subject to the attached conditions and limitations.

The septic tank system should not be used until a satisfactory final inspection of the installation has been conducted by Council's SMF Technical Officer.

Inspections are made by an Officer of Council as follows:-

- (a) When the drainage lines have been laid and the tank installed, and drainage disposal area constructed, but before covering of any section of the work or placing of covers on tank.
- (b) On completion.

Please find enclosed a copy of the approved documents for your attention.

For General Manager:

  
.....  
Regulatory Services Branch

*Where people make the difference.*

All communications to be addressed to the General Manager  
P.O. Box 146, Windsor NSW 2756  
Website: [www.hawkesbury.nsw.gov.au](http://www.hawkesbury.nsw.gov.au)  
E-mail: [council@hawkesbury.nsw.gov.au](mailto:council@hawkesbury.nsw.gov.au)  
Hours: Monday to Friday 8.30am - 5.00pm



# Hawkesbury City Council



1 May 2012

Enquiries: Deborah West

Mr MJ Bennett  
17 Vincents Road  
KURRAJONG NSW 2758

366 George Street  
(PO Box 146)  
Windsor NSW 2756  
Phone: 02 4580 4444  
Facsimile: 02 4587 7740  
DX: B601 Windsor

**COPY**

Dear Sir/Madam

Septic Tank: No. S0001/12

Premises: Lot 9 DP 1167912  
1 Vincents Road, KURRAJONG NSW 2758

Classification: Centralised Sewage Treatment Plant

Council has recently approved the installation of a septic tank at the above premises, with effluent being disposed of by:

- Aerated Package Treatment System

Please read this information thoroughly and if you have any questions or concerns, now or after the occupation of your building, please do not hesitate to contact the Regulatory Services Branch to speak with a Sewage Management Facility team member.

For General Manager:

.....  
Regulatory Services Branch

*Where people make the difference.*

All communications to be addressed to the General Manager  
P.O. Box 146, Windsor NSW 2756  
Website: [www.hawkesbury.nsw.gov.au](http://www.hawkesbury.nsw.gov.au)  
E-mail: [council@hawkesbury.nsw.gov.au](mailto:council@hawkesbury.nsw.gov.au)  
Hours: Monday to Friday 8.30am - 5.00pm





## CONDITIONS OF APPROVAL

For Septic Tank No. S0001/12

### General Conditions of Approval for a Centralised Sewage Management System

1. The Centralized Sewage Management Facility must be designed, installed and commissioned in accordance with the On-site Wastewater Management Report for Lot 19 Vincents Road, Kurrajong by EnviroTech Environmental & Engineering Consultants, Report No.: REP-21408-A dated 3 December 2009.
2. Compliance with the annual Prevention Notice issued by Hawkesbury City Council under Section 96 of the Protection of the Environment Operations Act 1997 which will stipulate particular recording and monitoring requirements.
3. No dwelling is to be occupied until such time that all infrastructure pertaining to the centralised sewage treatment plant and treated effluent disposal area has been installed, commissioned and approved by Council.
4. Assess the impact of system failure and adopt appropriate management plans to be included in the Community Management Statement. Council should be notified of any system failure within 24 hours.
5. No alterations or additions to the sewage management facility are permitted without the written approval of Council.
6. Each property will submit an "Application to Install a Sewage Management Facility" to Council in relation to the installation of the sewerage pumping station.
7. The system of sewage management must be operated in accordance with the performance standards set out in Clause 44 of the Local Government (General) Regulation 2005.
  - The prevention of the spread of disease by micro-organisms
  - The prevention of the spread of foul odours
  - The prevention of contamination of water
  - The prevention of degradation of soil and vegetation
  - The discouragement of insects and vermin
  - Ensuring that persons do not come into contact with untreated sewage or effluent (whether treated or not) in their ordinary activities on the premises concerned
  - The minimisation of any adverse impacts on the amenity of the premises concerned or other premises in the vicinity
  - If appropriate, the provision for the reuse of resources (including nutrients, organic matter and water)



Failure to comply with the above condition is not a breach of the performance standard if the failure was due to circumstances beyond the control of the person operating the facility (such as fire, flood, storm, earthquake, explosion, accident or warlike action).

8. All house drainage and sanitary plumbing shall be carried out in accordance with the requirements of AS 3500 "National Plumbing and Drainage Code", the NSW Code of Practice Plumbing & Drainage, and be inspected and approved by Council prior to covering.
9. All plumbing and drainage work shall be carried out by a licensed plumber and drainer.
10. The sewage management facility is to be located to enable adequate access for de-sludging.
11. The sewage management facility shall be adequately protected from possible vehicular damage.
12. Oil/petroleum wastes from the premises shall not be discharged to the sewage management facility.
13. Liquid trade wastes are not to be discharged into the sewage management facility.
14. At no time shall water from a swimming pool or spa enter the sewage management facility.
15. The house drainage to the sewage management facility shall be protected by an overflow gully.
16. The location of the excavation for a sewage management facility shall be located outside the zone of influence of the excavation from the external wall of any building and property boundary.
17. The installation shall be carried out in accordance with the approved plans and specifications.
18. It is a condition of Approval that the council may carry out inspections of any premises, facilities or records related to the operation of a sewage management facility which is the subject of this Approval in order to assess compliance with this Approval. The Council may carry out follow up inspections in relation to any matter requiring rectification about which the person responsible has been notified. The fee for all inspections is the approved fee determined in accordance with the Local Government Act 1993. The approved fee is the amount specified in the Council's Management Plan for the period in which the compliance inspection is carried out unless another amount is specified in regulations or determined by the Director General, Department of Local Government.





19. No water supply or any source of water supply used for drinking or domestic purposes or for stock is likely to be polluted or rendered unwholesome by the land application of effluent from the proposed sewage management facility.
20. The installed system will be the subject of an Approval to Operate A System of Sewage Management in accordance with the provisions of Subdivision 6 & 7 of Division 4 of Part 2 of the Local Government (General) Regulation 2005 and for this purpose will be subject to inspection at annual frequency by Council's Environmental Health Officer or at such other frequency as may be determined according to the future operation or risk of the system.
21. An Approval to Operate Fee will apply to all compliance inspections and reinspections.
22. The system of sewage management must be properly maintained (Clause 45(2) of the Local Government (General) Regulation 2005).
23. The system of sewage management must be operated in accordance with the relevant operating specifications and procedures for the component facilities, and so as to allow disposal of treated sewage in a safe and sanitary manner (Clause 44(3) of the Local Government (General) Regulation 2005).
24. The landowner must ensure that the system of sewage management does not cause sewage or treated effluent to be discharged into any watercourse, stormwater drain or onto any land other than its related effluent application area (Clause 45(3) of the Local Government (General) Regulation 2005).
25. If the system of sewage management includes any components that are the subject of a certificate of accreditation issued by NSW Health, then any relevant conditions of accreditation must be complied with (Clause 45(4) of the Local Government (General) Regulation 2005).
26. The person responsible for the operation of the system of sewage management must provide details of operation and evidence of compliance with conditions of the approval whenever the Council reasonably requires the person to do so (clause 45 (5) Local Government (Approvals) Regulation 2005).
27. Any conditions of any Certificate of Accreditation issued by the Director-General of the Department of Health under this Division in respect of the plans or designs for any component of the sewage management facilities must be complied with.
28. The sewage management facility is to be maintained in a sanitary condition to reduce the risk or potential risk of harm to public health or the environment.



29. All stormwater and seepage from higher levels shall be diverted away from the effluent disposal area by a suitable drain or earth mound. Such drains/mounds shall be maintained in a satisfactory condition at all times.
30. The sewage management facility shall be desludged regularly or in accordance with specifications i.e every 3 to 5 years, or when scum and sludge occupy 2/3 of the volume of the tank, or as directed by Council.
31. Grease traps (when installed) shall be cleaned out regularly.
32. It is recommended that water reduction technologies such as AAA water saving shower roses, dishwasher and washing machine suds savers be used in an effort to minimise the consumption of water in the dwelling.
33. New installations shall comply with the buffer distances outlined in the following table:

<b>Type of Effluent Application</b>	<b>Recommended Buffer Distances</b>
All land application systems	100 metres to permanent surface waters (eg river, streams, lakes etc); 250 metres to domestic groundwater well; and 40 metres to other waters (eg farm dams, intermittent waterways and drainage channels, etc)
Sub-surface irrigation	6 metres if area up-gradient and 3 metres if area down-gradient of swimming pools, property boundaries, driveways and buildings

34. All effluent from the sewage management facility shall be disposed of within the confines of the premises. There shall be no run-off from the designated effluent application area to adjoining premises, public places or reserves. The discharge of any such effluent across any boundary in such a manner as to pollute a natural watercourse will be considered as an offence under Part 5.3, Section 120 of the Protection of the Environment Operations Act 1997.
35. All wastewater generated on the property, including greywater (wastewater from a hand basin, bath, shower, kitchen and laundry) and blackwater (toilet) is to be directed to the sewage management facility.
36. The subsurface irrigation area shall have an adequate depth of natural soil (or imported topsoil if necessary) to store the applied effluent and to support the growth of ever green plants/vegetation to maximise evapo-transpiration.
37. All drainage lines shall be under hydrostatic test at the time of inspection.





38. Effluent shall be disposed of into a non-trafficable area. The effluent application area shall be adequately fenced to prevent the entry of stock, vehicle and/or machinery to protect it from possible damage.
39. All stormwater and seepage from higher levels shall be diverted away from the disposal area by a suitable drain or earth mound. Such drain/mound shall be maintained in a workable condition at all times.
40. All effluent is discharged below the surface, but within the potential root zone of the vegetative cover.
41. The subsurface pressurized irrigation system shall be installed in accordance with AS 1547 Construction and installation requirements for shall subsurface drip irrigation systems with appropriate set-back distances and a cut off trench shall be constructed up slope to divert surface and groundwater away from the irrigated area.
42. Ensure irrigation area is adequately protected and maintained.
43. The presence of buried pipes shall:
  - a) be indicated eg; using underground marking tape to AS/NZS 2648.1; or
  - b) be indicated by signage. Signs shall be prominently displayed with the words, "Sewage Effluent Pipe Work Installed Below. DO NOT DIG".
44. A works-as-executed plan is to be provided by the manufacturer for the construction of the Centralised Treatment Plant and the storage tanks and a plan of the reticulated drainage from each allotment to the Centralised Treatment Plant and the return drainage lines.
45. A works-as-executed plan signed by the surveyor shall be submitted to Council upon completion of the works for the location of the disposal field and the system installed at the site.
46. All house drainage and sanitary plumbing shall be carried out in accordance with the requirements of AS 3500 "National Plumbing and Drainage Code", the NSW Code of Practice Plumbing & Drainage, and be inspected and approved by Council prior to covering.

### **Reasons for imposition of the above conditions**

1. To ensure that the building complies with the *Local Government Act, 1993* and Regulations
2. To ensure compliance with statutory requirements.
3. To ensure satisfactory effluent disposal and protection for the environment.
4. To ensure satisfactory effluent disposal is provided to the property.
5. To preserve public health and the environment.
6. To ensure that septic tanks are installed to Council requirements.



## Advice

Approvals are granted without prejudice to any action deemed necessary by the council and the Department of Health NSW should a nuisance or health hazard arise.

The sewage management facility will be operated and maintained in such a way as to:

- Prevent the spread of disease by micro-organisms
- Prevent the spread of foul odours
- Prevent the contamination of water
- Prevent the degradation of soil and vegetation
- Discourage insects and vermin
- Ensure that persons do not come into contact with sewage or effluent (whether treated or not) in their ordinary activities on the premises concerned
- Minimise any adverse impacts on the amenity of the premises concerned or other premises in the vicinity

Failure to comply with the above condition is not a breach of that performance standard if the failure was due to circumstances beyond the control of the person operating the facility (such as fire, flood, storm, earthquake, explosion, accident or warlike action).

## Right of Appeal

Applicants who are aggrieved by a determination of Council, or its delegated officer, may on payment of the appropriate fee, appeal to Council within twenty-eight (28) days of the date of that determination to have the matter reviewed, as set out under Section 100 of the *Local Government Act, 1993*; or

Where an applicant is aggrieved by the Council's determination of a review, under item a) above the applicant may appeal to the Land and Environment Court within those periods set out under Sections 176 and 178 of the *Local Government Act, 1993*.



# Hawkesbury City Council

14 August 2013



Enquiries: Deborah West



Aquacell  
1/10B Production Place  
PENRITH NSW 2750

366 George Street  
(PO Box 146)  
Windsor NSW 2756  
Phone: 02 4560 4444  
Facsimile: 02 4587 7740  
DX: 8601 Windsor

Dear Sir/Madam

Septic Tank: No. S0001/12 (Amended\*)

\*Note: Change of system from the Biocycle Model EP75 to an Aquacell Wastewater Blackwater recycling system (so as to comply with a proposed WICA license).

Premises: Lot 19 DP 874188, Lot 9 DP 1167912  
19 Old Bells Line Of Road KURRAJONG NSW 2758

Classification: Centralised Sewage Treatment Plant (CSTP)

Further to the application to install a Centralized Sewage Treatment Plant (CSTP) at the subject premises, you are advised that the application has been approved by Council subject to the attached conditions and limitations.

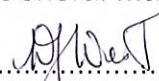
The CSTP should not be used until a satisfactory final inspection of the installation has been conducted by Council's SMF Technical Officer.

Inspections are made by an Officer of Council as follows:-

- (a) When the drainage lines have been laid and the tank installed, and drainage disposal area constructed, but before covering of any section of the work or placing of covers on tank.
- (b) On completion.

Please find enclosed a copy of the approved documents for your attention.

For General Manager:

  
.....  
Regulatory Services Branch

*Where people make the difference.*

All communications to be addressed to the General Manager  
P.O. Box 146, Windsor NSW 2756  
Website: [www.hawkesbury.nsw.gov.au](http://www.hawkesbury.nsw.gov.au)  
E-mail: [council@hawkesbury.nsw.gov.au](mailto:council@hawkesbury.nsw.gov.au)  
Hours: Monday to Friday 8.30am - 5.00pm



# Hawkesbury City Council



14 August 2013

Enquiries: Deborah West

366 George Street  
(PO Box 146)  
Windsor NSW 2756  
Phone: 02 4560 4444  
Facsimile: 02 4587 7740  
DX: 8601 Windsor

Mr KRM Bennett & Mrs PD Bennett  
17 Vincents Road  
KURRAJONG NSW 2758

**COPY**

Dear Sir/Madam

Septic Tank: No. S0001/12 (Amended\*)

\*Note: Change of system from the Biocycle Model EP75 to an Aquacell Wastewater Blackwater recycling system (so as to comply with a proposed WICA license).

Premises: Lot 19 DP 874188, Lot 9 DP 1167912  
19 Old Bells Line Of Road KURRAJONG NSW 2758

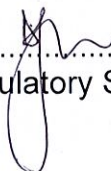
Classification: Centralised Sewage Treatment Plant

Council has recently approved the installation of a CSTP at the above premises, with effluent being disposed of by:

- Centralised Sewage Treatment Plant

Please read this information thoroughly and if you have any questions or concerns, now or after the occupation of your building, please do not hesitate to contact the Regulatory Services Branch to speak with a Sewage Management Facility team member.

For General Manager:

  
.....  
Regulatory Services Branch

*Where people make the difference.*

All communications to be addressed to the General Manager  
P.O. Box 146, Windsor NSW 2756  
Website: [www.hawkesbury.nsw.gov.au](http://www.hawkesbury.nsw.gov.au)  
E-mail: [council@hawkesbury.nsw.gov.au](mailto:council@hawkesbury.nsw.gov.au)  
Hours: Monday to Friday 8.30am - 5.00pm





## CONDITIONS OF APPROVAL

For Septic Tank No. S0001/12

### General Conditions of Approval

1. The Centralized Sewage Management Facility, irrigation area size and location must be designed, installed and commissioned in accordance with the On-site Wastewater Management Report for Lot 19 Vincents Road, Kurrajong by EnviroTech Environmental & Engineering Consultants, Report No.: REP-21408-A dated 3 December 2009.
2. Compliance with the annual Prevention Notice issued by Hawkesbury City Council under Section 96 of the Protection of the Environment Operations Act 1997 which will stipulate particular recording and monitoring requirements, until the proposed WICA License becomes operational.
3. No dwelling is to be occupied until such time that all infrastructure pertaining to the centralised sewage treatment plant and treated effluent disposal area has been installed, commissioned and approved by Council.
4. Assess the impact of system failure and adopt appropriate management plans to be included in the Community Management Statement. Council should be notified of any system failure within 24 hours.
5. No alterations or additions to the sewage management facility are permitted without the written approval of Council.
6. The system of sewage management must be operated in accordance with the performance standards set out in Clause 44 of the Local Government (General) Regulation 2005.
  - The prevention of the spread of disease by micro-organisms
  - The prevention of the spread of foul odours
  - The prevention of contamination of water
  - The prevention of degradation of soil and vegetation
  - The discouragement of insects and vermin
  - Ensuring that persons do not come into contact with untreated sewage or effluent (whether treated or not) in their ordinary activities on the premises concerned
  - The minimisation of any adverse impacts on the amenity of the premises concerned or other premises in the vicinity
  - If appropriate, the provision for the reuse of resources (including nutrients, organic matter and water)

Failure to comply with the above condition is not a breach of the performance standard if the failure was due to circumstances beyond the control of the person operating the facility (such as fire, flood, storm, earthquake, explosion, accident or warlike action).



7. All house drainage and sanitary plumbing shall be carried out in accordance with the requirements of AS 3500 "National Plumbing and Drainage Code", the NSW Code of Practice Plumbing & Drainage, and be inspected and approved by Council prior to covering.
8. All plumbing and drainage work shall be carried out by a licensed plumber and drainer.
9. The sewage management facility is to be located to enable adequate access for de-sludging.
10. The sewage management facility shall be adequately protected from possible vehicular damage.
11. Oil/petroleum wastes from the premises shall not be discharged to the sewage management facility.
12. Liquid trade wastes are not to be discharged into the sewage management facility.
13. At no time shall water from a swimming pool or spa enter the sewage management facility.
14. The house drainage to the sewage management facility shall be protected by an overflow gully.
15. The location of the excavation for a sewage management facility shall be located outside the zone of influence of the excavation from the external wall of any building and property boundary.
16. The installation shall be carried out in accordance with the approved plans and specifications.
17. It is a condition of Approval that the council may carry out inspections of any premises, facilities or records related to the operation of a sewage management facility which is the subject of this Approval in order to assess compliance with this Approval. The Council may carry out follow up inspections in relation to any matter requiring rectification about which the person responsible has been notified. The fee for all inspections is the approved fee determined in accordance with the Local Government Act 1993. The approved fee is the amount specified in the Council's Management Plan for the period in which the compliance inspection is carried out unless another amount is specified in regulations or determined by the Director General, Department of Local Government.
18. No water supply or any source of water supply used for drinking or domestic purposes or for stock is likely to be polluted or rendered unwholesome by the land application of effluent from the proposed sewage management facility.





19. The system of sewage management must be properly maintained (Clause 45(2) of the Local Government (General) Regulation 2005).
20. The system of sewage management must be operated in accordance with the relevant operating specifications and procedures for the component facilities, and so as to allow disposal of treated sewage in a safe and sanitary manner (Clause 44(3) of the Local Government (General) Regulation 2005).
21. The landowner must ensure that the system of sewage management does not cause sewage or treated effluent to be discharged into any watercourse, stormwater drain or onto any land other than its related effluent application area (Clause 45(3) of the Local Government (General) Regulation 2005).
22. If the system of sewage management includes any components that are the subject of a certificate of accreditation issued by NSW Health, then any relevant conditions of accreditation must be complied with (Clause 45(4) of the Local Government (General) Regulation 2005).
23. The person responsible for the operation of the system of sewage management must provide details of operation and evidence of compliance with conditions of the approval whenever the Council reasonably requires the person to do so (clause 45 (5) Local Government (Approvals) Regulation 2005).
24. Any conditions of any Certificate of Accreditation issued by the Director-General of the Department of Health under this Division in respect of the plans or designs for any component of the sewage management facilities must be complied with.
25. The sewage management facility is to be maintained in a sanitary condition to reduce the risk or potential risk of harm to public health or the environment.
26. All stormwater and seepage from higher levels shall be diverted away from the effluent disposal area by a suitable drain or earth mound. Such drains/mounds shall be maintained in a satisfactory condition at all times.
27. It is recommended that water reduction technologies such as AAA water saving shower roses, dishwasher and washing machine suds savers be used in an effort to minimise the consumption of water in the dwelling.
28. New installations of disposal areas shall comply with the recommended buffer distances outlined in Appendix R, Australian Standard 1547:2012.



29. All effluent from the sewage management facility shall be disposed of within the confines of the premises. There shall be no run-off from the designated effluent application area to adjoining premises, public places or reserves. The discharge of any such effluent across any boundary in such a manner as to pollute a natural watercourse will be considered as an offence under Part 5.3, Section 120 of the Protection of the Environment Operations Act 1997.
30. All wastewater generated on the property, including greywater (wastewater from a hand basin, bath, shower, kitchen and laundry) and blackwater (toilet) is to be directed to the sewage management facility.
31. The subsurface irrigation area shall have an adequate depth of natural soil (or imported topsoil if necessary) to store the applied effluent and to support the growth of ever green plants/vegetation to maximise evapo-transpiration.
32. All drainage lines shall be under hydrostatic test at the time of inspection.
33. Effluent shall be disposed of into a non-trafficable area. The effluent application area shall be adequately fenced to prevent the entry of stock, vehicle and/or machinery to protect it from possible damage.
34. All stormwater and seepage from higher levels shall be diverted away from the disposal area by a suitable drain or earth mound. Such drain/mound shall be maintained in a workable condition at all times.
35. All effluent is discharged below the surface, but within the potential root zone of the vegetative cover.
36. The subsurface pressurized irrigation system shall be installed in accordance with AS 1547 Construction and installation requirements for shall subsurface drip irrigation systems with appropriate set-back distances and a cut off trench shall be constructed up slope to divert surface and groundwater away from the irrigated area.
37. Ensure irrigation area is adequately protected and maintained.
38. The presence of buried pipes shall:
  - a) Be indicated eg; using underground marking tape to AS/NZS 2648.1; or
  - b) Be indicated by signage. Signs shall be prominently displayed with the words, "Sewage Effluent Pipe Work Installed Below. DO NOT DIG".
39. A works-as-executed plan is to be provided by the manufacturer for the A works-as-executed plan signed by the surveyor shall be submitted to Council upon completion of the works for the location of the disposal field and the system installed at the site.





40. All house drainage and sanitary plumbing shall be carried out in accordance with the requirements of AS 3500 "National Plumbing and Drainage Code", the NSW Code of Practice Plumbing & Drainage, and be inspected and approved by Council prior to covering.

### **Reasons for imposition of the above conditions**

1. To ensure that the building complies with the *Local Government Act, 1993* and Regulations
2. To ensure compliance with statutory requirements.
3. To ensure satisfactory effluent disposal and protection for the environment.
4. To ensure satisfactory effluent disposal is provided to the property.
5. To preserve public health and the environment.
6. To ensure that septic tanks are installed to Council requirements.

### **Advice**

Approvals are granted without prejudice to any action deemed necessary by the council and the Department of Health NSW should a nuisance or health hazard arise.

The sewage management facility will be operated and maintained in such a way as to:

- Prevent the spread of disease by micro-organisms
- Prevent the spread of foul odours
- Prevent the contamination of water
- Prevent the degradation of soil and vegetation
- Discourage insects and vermin
- Ensure that persons do not come into contact with sewage or effluent (whether treated or not) in their ordinary activities on the premises concerned
- Minimise any adverse impacts on the amenity of the premises concerned or other premises in the vicinity

Failure to comply with the above condition is not a breach of that performance standard if the failure was due to circumstances beyond the control of the person operating the facility (such as fire, flood, storm, earthquake, explosion, accident or warlike action).

### **Right of Appeal**

Applicants who are aggrieved by a determination of Council, or its delegated officer, may on payment of the appropriate fee, appeal to Council within twenty-eight (28) days of the date of that determination to have the matter reviewed, as set out under Section 100 of the *Local Government Act, 1993*; or



Where an applicant is aggrieved by the Council's determination of a review, under item a) above the applicant may appeal to the Land and Environment Court within those periods set out under Sections 176 and 178 of the *Local Government Act, 1993*.





## Customer Service Charter

At Aquacell Pty Ltd we strive to be recognised for our personal responsibility and genuine commitment to all customers.

As a retailer of Non-Potable water, we will ensure that you receive the benefit of our extensive knowledge and the highest standard of customer service.

As an Operator, we are committed to delivering you a reliable Non-Potable water supply, with ongoing operation and maintenance of Aquacell Treatment Systems to ensure the Aquacell treatment system meets your needs.

### Customer safety

Nothing is more important than your safety. To help you stay safe, we will only restore Non-Potable water supply once all safety concerns have been addressed. Should you ever have a safety concern, please contact us immediately on 1300 AQUACELL (1300 2782 2355)

### Reliable supply

Whatever your needs or concerns, we're here to help you with your non-potable water needs. Aquacell Pty Ltd has support personnel on call 24/7 and can be accessed by calling the 1300 AQUACELL (1300 2782 2355) number.

Online monitoring of each Aquacell system is undertaken and any alarm event triggered by your site will be detected via email and sms alerts allowing Aquacell Pty Ltd personnel to respond quickly to any incidents or adverse events should they occur.

### Accurate bills

We aim to provide you with an accurate and timely bill every month as per your service contract.

### Meeting your needs

We will always seek to offer you the most suitable Aquacell treatment system engineered specifically for your needs, along with competitive prices and the information you need to make an informed decision.

### Your privacy

We are committed to protecting your privacy and complying with applicable laws.

### Complaint handling

If you have any concerns, or wish to lodge a complaint, we will do our best to solve your problem promptly. For issues requiring further investigation we aim to reach a solution as soon as possible.

To lodge a complaint please call 1300 AQUACELL (1300 2782 2355)

Aquacell Pty Ltd

Unit 1/10b Production Place, Penrith NSW 2750, Australia  
PO Box 7091, Leura NSW 2780, Australia  
P: +61 2 4721 0545 F: +61 2 4721 2761  
[www.aquacell.com.au](http://www.aquacell.com.au)

ABN 79 072 487 015



# Aquacell Recycled Water Policy

---



**Contents**

Document Creation and Review ..... 3

Document Control ..... 3

Recycled Water Policy ..... 4

## Document Creation and Review

Revision No	Author	Reviewed By	Approved By	Date
Draft (EM 010-01)	P. Coulton	C. Fisher	C. Fisher	22 July 2011
EM010-2		Annabelle Caspersz		5 December 2011

## Document Control

Revision No	Status	Issued To		Date
		Name	Organisation	

EM010-2

Revision 2, 5 December 2011

Recycled Water Policy



## Recycled Water Policy

Aquacell supports and promotes the responsible use of recycled water and the application of a management approach that consistently meets the *Australian Guidelines for Water Recycling*, as well as recycled water user and regulatory requirements.

To achieve this we will:

- ensure that the protection of public and environmental health is recognised as being of paramount importance.
- maintain communication and partnerships with all relevant agencies involved in management of water resources, including waters that can be recycled
- engage appropriate scientific expertise in developing recycled water schemes
- recognise the importance of community participation in decision making processes and the need to ensure the community expectations are met
- manage recycled water quality at all points along the delivery chain from source to the recycled water user
- use a risk based approach in which potential threats to water quality are identified and controlled
- integrate the needs and expectations of our users of recycled water, communities and other stakeholders, regulators and employees into planning processes
- establish regular monitoring of control measures and recycled water quality and establish effective reporting mechanisms to provide relevant and timely information and promote confidence in the recycled water supply and its management
- develop appropriate contingency planning and incident response capability
- participate in appropriate research and development activities to ensure continuous improvement and continued understanding of recycled water issues and performance
- contribute to the development of industry regulations and guidelines and other standards relevant to public health and the water cycle
- continually improve our practices by assessing performance against corporate commitments and stakeholder expectations

Aquacell will implement and maintain recycled water management systems consistent with the *Australian Guidelines for Water Recycling* to effectively manage the risks to public and environmental health.

All managers and employees involved in the supply of recycled water are responsible for understanding, implementing, and continuously improving the recycled water management system. Membership and participation in professional associations dealing with management and use of recycled water is encouraged.

Colin Fisher

Managing Director

22<sup>nd</sup> July 2011

EM010-2

Revision 2, 5 December 2011

Recycled Water Policy