

WATER TANKS

1. CITATION

This Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

This Policy may be cited as LPP No. 6 – Water Tanks.

2. INTRODUCTION

The purpose of this Policy is to detail development standards and assessment criteria for water tanks proposed on land within the Residential, Urban Development, Rural Residential, Rural Smallholdings, Rural Village, Rural, Special Use and Tourism zones as identified within *Local Planning Scheme No.5* (the Scheme). This Policy does not apply to the development of water tanks in any other zone.

3. DEFINITIONS

Terms used in this Policy are consistent with the Scheme, the Residential Design Codes (R-Codes) and the Regulations where relevant.

A ‘water tank’ is defined as an enclosed structure designed and engineered to retain water.

4. OBJECTIVES

The objectives of this policy are to:

- Encourage the uptake of water conservation measures to increase the sustainability of our water infrastructure and improve the resilience of our residents and businesses.
- Identify standards for the development of water tanks that balance the needs of landowners with the protection of visual amenity, environment and streetscape character.
- Enable the development of water tanks that are consistent with adopted development standards and provide direction for the assessment of proposed variations from these standards.

5. DEVELOPMENT APPROVAL REQUIREMENTS

Deemed to Comply Proposals

Water tanks that meet the development standards outlined in Part 6 of this policy are considered ‘deemed to comply’ and do not require planning approval unless works are located in a heritage protected place.

A building permit is required for all water tanks greater than 5,000 litres in size.

Assessment Criteria

Planning approval is required for any proposals that do not meet the acceptable development standards of this Policy or for the relevant zone. The Shire will assess proposed variations to the standards of this Policy on their merits and against the following criteria:

- Objectives of the zone;
- Consistency with the approved land use/s;
- Extent of variation proposed and ability to meet other applicable development standards;

(Note: For example, a variation seeking increased height should endeavour to meet all other development standards, where possible.)

- Potential impact on the visual amenity of adjoining landowners, including the building bulk, scale and cumulative development on the site;
- Potential impact on the streetscape, including minimising visibility, retaining passive surveillance and providing a high standard of design/ aesthetics;
- Disturbance of any existing remnant vegetation and retention or provision of screening vegetation, where appropriate;
- Reasonableness of the proposal given the size and slope of the site, including potential alternative locations for development;
- Retention of a sufficient amount of open space on site, including in accordance with the deemed to comply criteria of the R-Codes where applicable; and,
- Any other planning matters relevant to the site, as appropriate.

6. POLICY PROVISIONS

Water tanks that meet the following acceptable development standards will not require planning approval:

6.1. RESIDENTIAL & URBAN DEVELOPMENT ZONES

- (a) Maximum cumulative size of water tanks on the lot is 100,000 litres where connection to a reticulated water supply service is available, or up to 200,000 litres where connection to a reticulated water supply service is not available.
- (b) Maximum height of 3.5m above natural ground level (including site works).
- (c) Not located in front of a residential dwelling (between the dwelling and the primary street).
- (d) Not clad in Zinalume™ or another similarly reflective material.
- (e) Minimum requirements for on-site stormwater detention are met and the water overflow or runoff is not directed into an adjoining lot.
- (f) No clearing of remnant vegetation is required.

- (g) Meets all relevant development standards, including street and boundary setback standards (or building envelopes where applicable), consistent with the R-Codes (where applicable) and the requirements of the zone.

6.2. RURAL RESIDENTIAL, RURAL VILLAGE, RURAL SMALLHOLDINGS, SPECIAL USE & TOURISM ZONES

- (a) Maximum cumulative size of water tanks on the lot is 250,000 litres.
- (b) Maximum height of 4.0m above natural ground level (including site works).
- (c) Minimum requirements for on-site stormwater detention are met and the water overflow or runoff is not directed into an adjoining lot.
- (d) No clearing of remnant vegetation is required.
- (e) Meets all relevant development standards outlined in LPS 5, including street and boundary setback standards (or building envelopes where applicable) and other requirements of the zone (including colour requirements, where relevant).

6.3. RURAL ZONE

- (a) Maximum cumulative size of water tanks on the lot is 400,000 litres.
- (b) Does not direct water overflow or runoff into an adjoining lot.
- (c) No clearing of remnant vegetation is required.
- (d) Meets all relevant development standards outlined in LPS 5, including street and boundary setback standards.

6.4. INSTALLATION REQUIREMENTS

All water tanks used to provide a potable water supply to a habitable building are to be installed and maintained in accordance with all applicable Australian Standards other regulatory requirements.

- (d) Meets all relevant development standards outlined in LPS 5, including street and boundary setback standards.

6.5. ACCESS BY EMERGENCY SERVICES

Where a reticulated water service is not available water tanks should be installed with vehicle access and couplings in accordance with the *Planning for Bushfire Guidelines* to enable access by emergency services.

This Local Planning Policy No. 6 supersedes *Town Planning Scheme Policy No. 21 – Water Efficiency in Residential Development*.

Notes: The minimum requirement for on-site water supply storage where a reticulated water supply service is not available is 92,000 litres. The Shire encourages landowners to install a greater amount of water storage to help achieve greater sustainability and resilience.

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Application can be made for planning approval to install a greater amount of water tanks that outlined in Part 6. When this occurs, the Shire will assess applications against the assessment criteria outlined at Part 5 of this Policy.

Some Rural Residential and Rural Smallholdings zones have specific zoning provisions for location, colours/materials or other landscape related requirements. These apply over and above this Policy – please refer to the Scheme for further information.

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