SHIRE OF DENMARK

TOWN PLANNING SCHEME No. 3

POLICY No. 40

RAINWATER TANKS AND GREYWATER RE-USE SYSTEMS

ADOPTED AT THE ORDINARY COUNCIL MEETING ON 22 JUNE 2010

1. INTRODUCTION

The Shire of Denmark has prepared this policy to encourage landowners, developers and builders to incorporate residential rainwater tanks and greywater re-use systems. This will achieve a number of environmental benefits including:

- Reduce risk of future water restrictions,
- Increased local awareness of water scarcity and sustainable usage,
- Promote responsible use of water supplies and reduce demand on the Water Corporation supply network,
- Encourage waterwise developments through recycling of greywater and other initiatives, and
- Promote an increased level of sustainability within the Shire.

Whilst the introduction of this policy may result in additional costs for housing developments in the short-term, the economic benefits over the long-term are considerable. Encouraging residents to become more sustainable in their use of water and energy will also deliver benefits to the community as a whole over time.

The policy delivers on the Council's commitment to the community to promote environmentally sensitive development and create a sustainable community.

2. POLICY BASIS

Clause 8.2 of the Shire of Denmark's Town Planning Scheme No. 3 ('the Scheme') provides for the preparation of Local Planning Policies. This Policy has been prepared in accordance with the Scheme.

This Policy does not bind the local government in respect of any application for development approval but the local government will have due regard to the provision of the Policy and the objectives which the Policy is designed to achieve before making its determination.

3. OBJECTIVES

The objectives of the Policy are to:

- Improve the environmental sustainability of housing and other developments within the Shire by lowering consumers' individual 'carbon footprints'.
- Encourage installation of rainwater tanks and greywater re-use systems for residential developments.
- Ensure that streetscape and local amenity values of the local area are not adversely affected through unacceptable visual impacts from the placement of rainwater tanks.
- Introduce standards for the siting and development of rainwater tanks and greywater re-use systems.

4. APPLICATION OF THE POLICY

This policy applies to all land within the Residential, Special Residential, Special Rural, Rural Multiple Occupancy, Landscape Protection and Rural zones in the scheme area. In addition, certain areas of the Shire including heritage places and some residential areas are covered by other planning scheme provisions or policies and proposals will also need to comply with these requirements.

5. DEFINITIONS

For the purpose of this Policy, the following definitions apply:

'greywater re-use system' shall mean any equipment designed and used to treat and re-use greywater from a residential dwelling.

'total height' shall mean the vertical height from natural ground level to the highest point of the system such as the highest point of photovoltaic frame/cell.

6. POLICY STATEMENT

6.1 Acceptable Development

Proposals that meet all of the acceptable development criteria as set out Table 1 will not require planning consent to be issued, as they are deemed acceptable.

Though not all renewable energy systems require formal approval, the Council expects that the proponents will strive to achieve the objectives of this policy.

6.2 Planning Consent Requirements

Proposals that do not meet all the acceptable development provisions as set out in Table 1 will require planning consent approval before the system is installed. Applicants will be required to submit details to show how the proposal can achieve the objectives of the policy.

Applicant shall provide the following information for assessment.

1 Completed Planning Consent Application Form and payment of application fee.

2 Four (4) copies of plans to scale and written information providing the following details:

Site Details

- Site plan showing all boundaries, proposed position and setbacks of rainwater tank or renewable energy system, lot number, dimensions, contours, north point and street names.

- Details of all buildings on any adjoining properties.

Proposal Details

- Details of rainwater tank design including purpose for the system, capacities/volumes, estimates of water use/savings, information on visual impacts from adjoining properties and public roads, streetscape etc.
- If proposing to connect the system to Water Corporation sewer or water supply networks, a copy of the agreement between the proponent and the Agency that the system complies with their requirements.

Applications will be referred (for a period of 21-days) to adjoining landowners for comment and consideration in the assessment of the application.

All applications will be subject to conditions as determined by Council

6.3 Maintenance and Upkeep of Rainwater Tanks

The use of rainwater tanks for water supplies requires careful management and regular maintenance and upkeep (including cleaning gutters, de-sludging tanks, first flush bypass systems and mosquito control) to ensure that water quality is not affected by environmental and/or health contaminants. The Department of Health has prepared several factsheets on rainwater use including information about collection, storage and disinfection (see 'Water' link at http://www.public.health.wa.gov.au/). Proponents are encouraged to use these resources if considering the installation of rainwater tanks for potable water supplies.

ACCEPTABLE DEVELOPMENT CRITERIA				
TYPE	**SIZE, SITING & AMENITY**	**TOTAL HEIGHT**	**NOISE**	**SETBACKS**
RAINWATER TANK The use of rainwater tanks for water supplies requires careful management and regular maintenance and upkeep (including cleaning gutters, de-sludging tanks, first flush bypass systems and mosquito control) to ensure that water quality is not affected by environmental and/or health contaminants.	• Is used in accordance with the Department of Health's standard on water tanks. This includes but is not limited to a 'First Flush Water Diverter' (for detailed information see 'Water' link at http://www.public.health.wa.gov.au/). • In Residential, Special Residential, Rural Multiple Occupancy, Landscape Protection and Special Rural Zones, has a capacity of less than 45,000L and in the Rural zone has a capacity of less than 200,000L. • Is not located between front of building and street. • The tank (and any pumping equipment or structure) shall be coloured, toned or painted to complement the colours of the existing dwelling and/or outbuilding. • Any runoff from the tank must not overflow onto adjoining properties.	n/a	n/a	Residential Zone: In accordance with R-Codes. Special Residential, Special Rural, Landscape Protection and Rural Multiple Occupancy Zones: Is within approved building envelope or setbacks. Rural Zone: Is in accordance with setbacks prescribed by Town Planning Scheme No.3.
GREYWATER RE-USE SYSTEM	• Is an approved system endorsed by the Department of Health for domestic greywater re-use purposes. • Is installed and maintained in accordance with the manufacturers recommendations by a licensed plumber and is subject to an annual inspection. • Is used for non-potable (not drinking) purposes.	n/a	n/a	n/a

Note: Rainwater tanks in Tourist, Commercial, Industrial and Professional Office are to comply with Town Planning Scheme No.3 development standards in accordance with Clause 5 of this Policy.