



FACT SHEET – ABOVE GROUND WATER TRANKS

General Requirements

For residential-allied development such as the installation of rainwater tanks, the NSW Planning system adopts three primary approval paths subject to certain pre-determined criteria being met, as follows:

- **Exempt Development:** where no approvals are required by Council;
- **Complying Development:** essentially a 'fast track' system for low-impact, small-scale types of development. Approval can generally be provided in 7-10 days by Council or an accredited private building certifier; and,
- **Local Development:** applies to developments that don't fit into the above two categories which require a more detailed assessment, and on some occasions, notification of neighbours.

How do I know what approval path applies to my development?

Council has developed a series of Fact Sheets to assist you in determining what approval path applies to your development. Establishing what particular category of approval depends largely on the requirements of the overarching legislation (which applies state wide) known as State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (the 'Codes SEPP'). Under the Codes SEPP, a range of site-specific issues require consideration including, but not limited to:

- The zoning of the land;
- The size of the property;
- Distances to boundaries;
- Whether the land is flood-prone, bushfire-prone or has a heritage item on it;
- Any easements located on the land; and
- The existing siting, size and coverage of existing structures on the land.

How do I find out more about these issues?

Much of the required information is contained in a section 10.7 Planning Certificate—application forms are available from the Property Inquiry section under Council Forms on the LSC website www.lachlan.nsw.gov.au. Alternately, you can make an **appointment** with one of Council's qualified and experienced staff members to discuss your project, or, an accredited private certifier.

Important: it is essential that prior to making an appointment with Council staff, you conduct some research on your project in addition to completing the self-assessment checklist located overleaf.



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Please use checklist only for tanks to be installed ABOVE THE GROUND (for buried water tanks please use the separate 'Under Ground Water Tanks' Fact Sheet)					
Exempt	Yes	No	Complying	Yes	No
The capacity of the tank will not exceed 10,000L if located on R1 General Residential, RU5 Village zoned land?			Complies with Part 3 General Housing Code and Part 3A Rural Housing Code of the Codes SEPP?		
If the tank will be installed on R1 or RU5 zoned land, will it be located at least 450mm from each lot boundary if the tank is more than 1.8m high*? <i>(*Note: measured from existing ground level)</i>					
If the tank will be installed on land within the RU1 Primary Production, R5 Large Lot Residential, E3 Environmental Management or E4 Environmental Living Zone, will it be located at least 10m from each lot boundary?					
Will the tank be installed behind the building line of any road frontage?					
The tank will not rest on the footings of another building for support?					
The tank will not require cut and fill of more than 1m above or below existing ground level?					
The tank will be fitted with a first flush device that causes initial rainwater to bypass the tank and be fitted with a screened rain head designed to ensure self-cleaning and prevent leaf litter entering into the water tank?					
The tank will have a sign attached to it saying it contains rainwater?					
The tank will be constructed and installed to prevent mosquitoes breeding in it?					
The tank will have its overflow connected to an existing stormwater system that doesn't discharge onto an adjoining property, or, cause nuisance to adjoining owners?					



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If it is constructed or installed on or in a heritage item or draft heritage item, will it be located in the rear yard?			
Are any pumps attached to the tank housed in a soundproof enclosure?			
If reticulated water is provided to the lot, the tank is not interconnected with any system supplying drinking water? (Note: Unless you have special Council approval)			

