



FACT SHEET – UNDER 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;
- **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 approvals path applies to my development?

Council has developed a series of Fact Sheets to assist you in determining what approvals 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, bush fire 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(2) Planning Certificate—application forms are available from the Planning and Development section of 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 BELOW THE GROUND (for above ground water tanks please use the separate 'Above Ground Water Tanks' Fact Sheet)					
Exempt	Yes	No	Complying	Yes	No
Is the rainwater tank to be constructed on land zoned RU1, RU2, RU3, RU4, RU6 or R5, that is not identified on an Acid Sulfate Map class 1-5 or not considered an environmentally sensitive area?			Complies with Part 3 General Housing Code and Part 3A Rural Housing Code of the Codes SEPP?		
Will the rainwater tank be fitted with a first-flush device that causes initial run-off rainwater to bypass the tank?					
Will the rainwater tank have a sign affixed to it stating the water in it is rainwater?					
Will the rainwater tank be constructed or installed to prevent mosquitoes breeding in it					
The rainwater tank have its overflow connected to an existing stormwater drainage system that does not discharge to an adjoining property, or cause a nuisance to adjoining owners?					
If it is constructed or installed on, or in, a heritage item or a draft heritage item—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 drinking water*? (Note: Unless you have special Council approval)					

