



IMPLEMENTATION GUIDELINES FOR THE ROUS WATER AND BYRON SHIRE COUNCIL RAINWATER TANK SUBSIDY

These guidelines are designed to provide customers with more information about the various options for installing rainwater tanks and the associated available subsidy from Byron Shire Council and Rous Water.

Customers can use the tables, notes and guidelines below to make a decision on the best available option to suit your premises and requirements:

1. The rebates and options available based on tank size

Tank sizes attracting a rebate and a subsidy are grouped under the sizes 2000-4499 litres; 4499-8999 litres; 9000-22499 litres and greater than 22,500 litres

For rainwater tanks purchased and installed ON or AFTER 1 April 2015:

Rebate Level	Tank Volume (litres)	Rebate
1	2,000 to 4,499	\$200
2	4,500 - 8,999	\$800
3	9,000 or more	\$1000
Option 1	Plus \$620 if toilet(s) connected	
Option 2	Plus \$550 if washing machine connected	

* Conditions apply

- The tank and installation must satisfy the tank volume and/or corresponding connection requirements as per the Table of Rebates above.
- You must be the owner or managing agent of the property where the tank is to be installed. For more than one tank, the rebate is based on the total combined volume.
- The property must be connected to the Byron Shire Council's town water supply.
- The rainwater tank/s must not be installed in order to comply with the BASIX requirements for new development.
- Tanks less than 2000 litres attract no rebate or subsidy.
- Customers should apply for the rebate and subsidy (if applicable) at Byron Shire Council.

2. Council approvals required.

The installation of smaller rainwater tanks will in general not require development application approval. The conditions to be exempt from submitting a development application are set out under item 4 – Exempt Development Requirements.

Rainwater Tanks that are larger than 10,000 litres require a development approval and all tanks that are connected to the internal house plumbing system will require a plumbing approval (Section 68 of the Local Government Act), Activity Approval Application form.

A summary of the necessary applications for the different size and type of rainwater tank installations is provided below:

APPLICATION FORM	COMMENT
<i>If a tank complies with the requirements of Exempt development and is not connected to the household plumbing, it is only necessary to submit the "Rainwater Tank Subsidy Application" form. No inspection fees or application fees are payable.</i>	
Rainwater Tank Subsidy Application (Document E2015/26799)	This form has to be submitted to receive the rebate and subsidy. The tank will need to be inspected by a Council Officer however no inspection fees will be applied.
Plumbing Approval	This is required if the rainwater tank is connected to the house plumbing system
Complying Development Certificate (CDC) (DCP 16)	This is only required if the rainwater tank installation is greater than 10,000 litres and complies with the Complying Development Requirements. This form can be submitted to Council or a Private Certifier.
Development Application	This is required if the rainwater tank installation does not fulfill either of the Exempt Development requirements.

3. The Application Charges associated with some options

Code	Application	Cost
S68	Plumbing Approval (only for internal plumbing).	Min \$200
CDC	Complying Development Certificate only for Concrete Tank's over 10,000 L up to 60,000 L Plastic Tank's over 10,000 L up to 60,000 L	Min \$392
DA	Development Application only for installations that are not exempt - Fee based on estimated cost	\$POA

4. The requirements to be exempt from Development Approval

Exempt Development

In some cases rainwater tanks can be considered to be “Exempt Development” for Council’s planning purposes, thus their installation does not require a Development Application. The relevant planning documents should always be reviewed however, a summary of Byron DCP 16 and SEPP 4 Clause 16 (as amended) Exempt Development requirements are listed below.

- The tank does not exceed 10,000 litres
- Is ancillary to an existing approved building
- Is supported in accordance with manufacturer’s recommendations and/or with structurally adequate support
- Is designed to collect roof water only, but can be topped up from a water supply service pipe
- Is fitted with a first flush device
- Is enclosed and has any inlet screened, is structurally sound and is installed in accordance with the manufacturer’s instructions
- Does not require excavation or filling of more than 1 metre from natural ground level in order for it to be installed
- Is not installed over or immediately adjacent to a water or sewer main
- Is located behind the front building alignment (and also the side alignment for corner blocks)
- Is located at least 450mm from any property boundary
- Does not rest (in full or in part) on the footing of any building or on a retaining wall)
- Has a sign affixed stating ‘rainwater’ – (the SEPP includes a note about how to ensure the water is safe for human consumption, if the user wishes to drink the water)
- Has overflow directed into an existing stormwater system
- Is maintained to prevent mosquito breeding
- If a motorised pump is used, it must not create an offensive noise