

LUP 15 – Siting of Water Tanks Policy

1 Policy

Generally water tanks are to be sited in accordance with the setbacks applicable to the zoning of the land. In the case of lots with a defined building envelope, siting is to be in accordance with the envelope.

For the purposes of the Shire’s Town Planning Schemes a water tank is classified as a building, outbuilding or structure. General provisions within the Scheme texts require buildings, outbuildings and/or structures to comply with the setbacks applicable to the zoning of the land. In addition, Special Rural Zones generally contain a special provision under the Town Planning Schemes stating that all structures are to be sited within the building envelope.

The Shire is prepared, where justifiable circumstances exist, to allow siting of water tanks outside of the identified setbacks or building envelope applicable to the land. In such cases either an application for a reduced setback or an application for a relocated building envelope will be required. Notwithstanding the contents of the ‘Relocation of Building Envelopes’ Policy, an application to site a water tank outside of a nominated building envelope will be classified as a minor alteration, even if it requires greater than a 20 metre extension of the existing envelope.

Under the ‘Relocation of Building Envelopes’ Policy, no intrusion into the setback area is permitted. This restriction will be relaxed, if justifiable circumstances exist, for the siting of water tanks.

Where approval is granted for a reduced setback or building envelope alteration to accommodate the siting of a water tank, that approval will only apply to the tank. It should not be assumed that approval will automatically be granted for the siting of buildings to the same setback.

Where approval is granted for a reduced setback or building envelope alteration to accommodate the siting of a water tank, conditions will be considered requiring the following:

- planting of suitable screening vegetation between the tank and the street alignment; and
- prohibition on use of reflective or light coloured materials for tank.

Justifiable reasons for siting of a water tank within a setback area or outside of a building envelope may include topographical constraints and associated water pressure implications and/or cut/fill implications.

2 Applicable Legislation and Documents

Act	Part 5 <i>Planning and Development Act 2005</i> – Local planning schemes s.6.7.1 Shire of Bridgetown-Greenbushes Town Planning Scheme 3 and s 7.6.1 Shire of Bridgetown-Greenbushes Town Planning Scheme 4 – In order to assist in the implementation of the Scheme, the Council may make Town Planning Scheme Policies relating to one or more of the aspects of the control of development and land use.
Regulation	N/A
Local Law	N/A

Shire Policies	LUP 5 – Building Envelopes Policy
Related Documents	N/A
Related Procedure	N/A

3 Administration

Original Adoption Date	30 August 2001
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