



Rainwater Tanks and Solar Panels



INFORMATION SHEET

Installing Rainwater Tanks and Solar Panels are a simple and straight forward way to make your home more environmentally friendly. In certain circumstances these can be installed without obtaining approval from Council, simplifying the process and reducing overall costs.

Development that does not require approval is identified as 'Exempt Development'. This information sheet provides the general requirements that must be adhered to in order for Rainwater Tanks or Solar Panels to be classified as Exempt Development.

General Requirements for Exempt Development

There are some basic requirements that apply to all forms of Exempt Development. All Exempt Development must:

- a) not be undertaken on Environmentally Sensitive Land or land consisting of critical habitat for endangered species, population or ecological community,
- b) comply with the *Building Code of Australia*,
- c) be undertaken in accordance with *Managing Urban Stormwater: Soils & Construction* (4th edition, Landcom, 2004),
- d) be installed in accordance with manufacturer's specifications and
- e) not involve the removal or pruning of a tree or other vegetation that requires a permit or development consent for removal or pruning, unless that removal or pruning is undertaken in accordance with a permit or development consent.

In the event that the Rainwater Tank or Solar Panel exceeds the above requirements and the specifications provided below, Development Consent is required prior to any work being undertaken. In order to obtain consent, a Development Application must be lodged and approved by Council.

For further information on the Development Application process, please contact Councils Customer Service Centre 9952 8222 or see www.ryde.nsw.gov.au/development/da.htm.

Rainwater Tanks

Under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP), Rainwater Tanks may be classified as Exempt Development, as long as the following requirements are met.

Above Ground Rainwater Tanks must:

- a) not have a capacity greater than 10,000L (except for the purposes of an education establishment on which a maximum of 25, 000L is permitted),
- b) be located at least 450mm from each lot boundary if the tank has a height greater than 1.8m above existing ground level,
- c) be located behind the front building line,
- d) not be located on a site within a foreshore area
- e) not rest on the footings of an existing building for support,
- f) not require cut and fill of more than 1m below or above existing ground level,
- g) be fitted with a first-flush device that causes initial run-off rainwater to bypass the tank,
- h) have a sign affixed to it stating the water in it is rainwater,



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- i) be constructed or installed to prevent mosquitoes breeding in it,
- j) 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,
- k) if it is constructed or installed on or in, or in relation to, a heritage item or a draft heritage item—be located in the rear yard,
- l) be fitted with a screened rain head designed to ensure self-cleaning and prevent leaf litter entering into the water tank,
- m) have all associated pumps housed in a soundproof enclosure, and
- n) not be interconnected with any system supplying drinking water to the lot where reticulated water is provided unless it complies with the relevant water authority's requirements.

Below Ground Rainwater Tanks must:

- a) be fitted with a first-flush device that causes initial run-off rainwater to bypass the tank,
- b) have a sign affixed to it stating the water in it is rainwater,
- c) be constructed or installed to prevent mosquitoes breeding in it,
- d) 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,
- e) if it is constructed or installed on or in, or in relation to, a heritage item or a draft heritage item—be located in the rear yard
- f) have all associated pumps housed in a soundproof enclosure, and
- g) not be interconnected with any system supplying drinking water to the lot where reticulated water is provided unless it complies with the relevant water authority's requirements.

Solar Panels

Under *State Environmental Planning Policy (Infrastructure) 2007* (Infrastructure SEPP), Solar Panels for the purposes of a photovoltaic system or a solar hot water system may be classified as exempt development if:

- a) it does not reduce the structural integrity of, or involve structural alterations to, any building to which it is attached,
- b) it is installed in accordance with the manufacturer's specifications or by a person who is accredited by the Clean Energy Council for the installation of photovoltaic electricity generating systems
- c) it is attached to a wall or roof facing a primary road, the system must not protrude more than 0.5m from the wall or roof,
- d) it is attached to a wall or roof not facing a primary road:
 - i. the system must not protrude more than 1m from any building, and
 - ii. the system is at least 1m from any adjoining property boundaries if it projects more than 0.5m from the building.



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- e) the development does not:
 - i. reduce the structural integrity of, or involve structural alterations to, the building, or
 - ii. necessitate the removal of trees from near the building to ensure that solar energy is available for the system,
- f) on average, over any 5 year period, at least 75 per cent of the electricity generated by the system in a 12 month period is used in or for the building,
- g) if the system is located on a building that is a State or local heritage item or is in a heritage conservation area:
 - i. the system is not attached to any wall or roof of a building facing a primary road, and
 - ii. the system does not protrude more than 0.5m from any building to which it is attached (as measured from the point of attachment), and

Rebates

The installation of Solar Panels or Rainwater Tanks may be eligible for rebates from various government departments and organisations. For a comprehensive list of potential rebates and additional information please see www.livinggreener.gov.au/rebates-assistance.

Further Information

For additional tips on how to live sustainably please see Council's Sustainable Living Guide at: www.ryde.nsw.gov.au/sustainableliving

More information of sustainable living can also be found at: www.livinggreener.gov.au.

Disclaimer

This information sheet provides a summary of the applicable requirements under the Codes SEPP and the Infrastructure SEPP. Residents are advised to review the Codes SEPP and Infrastructure SEPP prior to undertaking any work as Exempt Development. The requirements of the relevant policies will take precedence over this information sheet should any inconsistencies occur.

For further information on the Codes SEPP, please see www.planning.nsw.gov.au/exemptandcomplying

For further information on the development application process, please see the Development Process Information Sheet.

City Of Ryde

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