

RAINWATER TANKS

What you need to know

The City of Port Phillip is committed to improving water management.

Do you need a planning permit?

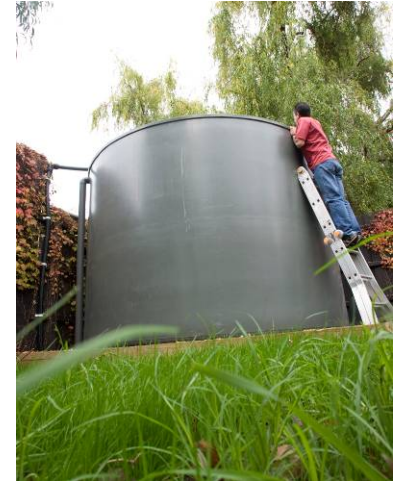
- Yes, if the capacity of the tank is less than 4500 litres and is visible from the street (not a lane) or a public park and is within a heritage overlay
- Yes, if the capacity of the tank is equal to or greater than 4500 litres

Please contact our Planning Department on (03) 9209 6424 if you are unsure.

Key Considerations for Rainwater Tanks

Consider the following for a more sustainable outcome:

- Every effort should be made to minimise the visibility of a tank from the street, and its impact on surrounding properties and public areas
- Council typically will not support systems visible from the street where the existing building is deemed to be significant or contributory to local heritage
- The building fabric should not be unnecessarily disturbed or destroyed. That is, when a tank is removed the building should be able to be fully restored
- Tanks and other infrastructure should not display any form of private advertising or branding
- Obtain consent from adjoining property owner(s) before installing a tank on or near the property boundary
- Ensure requirements of any easements are met (loading, consent, etc)
- To more effectively utilise the captured rainwater, use it for garden irrigation and to flush some/all available toilets before considering other uses
- Consider other water conservation and efficiency measures to further reduce mains water consumption (low-flow showerheads, greywater systems, etc)
- Ensure that the tank is installed by a qualified plumber. Ask to see their licence and certificate of currency of their insurance



Please Note: satisfying these considerations does not guarantee approval of any planning application

Where a Planning Permit is required:

To help us process your planning permit application, please read the following checklist carefully and ensure that you provide all the necessary documentation. If you are unclear on any aspect of your application, please make an appointment with our fast-track planner to discuss your proposal.

- A signed and dated **Application for Planning Permit** form including the address of the land, a current telephone number and mailing list, and an accurate description of your rainwater tank proposal. The description of your proposal must include tank capacity, colour, material, and should indicate catchment area and proposed end-use for the collected rainwater.
- A current copy of a **Certificate of Title**, (within 3 months of lodging) including a title plan/diagram showing relevant covenants and restrictions. To obtain a certificate visit www.land.vic.gov.au/titles or call 136 186.
- Photos of the proposed site and/or brochure of the proposed tank(s), as this information is helpful and can speed up the approval process.
- At least **two sets of drawings** (typically a plan and elevation) These drawings should be A3 size and unbound, drawn to scale, include a north arrow (plans only), the scale at particular paper size (i.e. 1:100@A3) and a scale bar.

No Application Fee

Applications for rainwater tanks are typically processed within 3 weeks of lodgement. There is no fee unless you need to obtain an updated Certificate of Title.

Unlawful installations

The City of Port Phillip's Development Compliance Team actively investigates unlawful works within the municipality, in particular those in violation of the Port Phillip Planning Scheme. Penalties apply for rainwater tanks and similar systems installed where approval is required but not obtained. Council may demand that unlawful systems be removed at the owner's expense.

Further information

Before commencing any works please contact the Planning Department via planhelp@portphillip.vic.gov.au or on 9209 6424 to determine if a permit is required.

A Building Permit may also be required for the physical installation of a tank following planning approval. If planning approval is not required, a Building Permit may still be required. For more information contact Council's Building Department on 9209 6253 or via helpbuilding@portphillip.vic.gov.au.

For more information on rainwater tanks please contact our Sustainable Environment Team or Sustainable Design Officer on 9209 6303 or via sustainabledesign@portphillip.vic.gov.au.

Our planning enquiries counter at the St Kilda Town Hall is open at the following times:

8.30am – 6.00pm Monday only

8.30am – 5.00pm Tuesday to Friday