

Title	Rainwater Tanks and Renewable Energy System
Policy Number (Governance Purpose)	LPP 5.9



Policy Type

Local Planning Policy

Policy Purpose

(1) Application

This policy applies to all zones under the City's Town Planning Scheme No. 3, with exception to the Development Zone, Special Use Zone or works that are part of a heritage-protected building or within a heritage-protected place.

It is not the intention of this policy to provide more onerous requirements than the requirements for assessment under the City's Town Planning Scheme.

The City of Cockburn supports the installation of renewable energy systems and welcomes new technologies or solutions to facilitate sustainable development outcomes. With global changes to the world's climate and an increased pressure to local residents and businesses to adopt sustainable development practices, the City needs to ensure that the increased level of interest to and adoption of alternative development options will not result in an adverse impact to the community.

Rainwater tanks, renewable energy systems and similar developments have the potential to be visually intrusive and of an inappropriate bulk and scale, which, in some circumstances, lead to an undesirable impact and poor built-form outcomes. Whilst it is important that the City is positioned to manage the development of incidental development, there is a need to encourage and accommodate these systems to promote sustainable communities.

The purpose of this policy is to provide guidance on the development of renewable energy systems and similar developments in the City of Cockburn whilst minimising any impacts on the streetscape and the amenity of nearby properties.

(2) Implementation

1. Where a specified development is located in a zone specified in 'Column 2' and meets the conditions found in 'Column 3', a development approval is not required with the City of Cockburn.
2. The policy has effect under Clause 61 (1), Table No. 20 under the *Planning and Development (Local Planning Schemes) Regulations 2015*, as works specified in a Local Planning Policy that do not require development approval.
3. Where a proposal does not meet the provisions of or is not addressed in this policy, a development approval is required, and advertising may be required for assessment of the impact to adjoining landowners

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Policy Statement

(1) Provisions

Solar Panels			
	<u>Column 1</u> <u>Works</u>	<u>Column 2</u> <u>Applicable Zone</u>	<u>Column 3</u> <u>Conditions</u>
1.	Roof-mounted solar energy systems	All zones	The works are not located on a heritage protected building or within a heritage protected place.
2.	Free standing (ground mounted) solar energy systems	Residential, Regional Centre, District Centre and Local Centre Zone	<ul style="list-style-type: none"> The works do not occupy an area greater than 25m² and have a maximum height of 3m as measured from the natural ground level, The works, if located on a residential zoned lot, is setback from side and rear boundaries in accordance with Table 2a of the Residential Design Codes (as if it were a wall with no major opening/s), The works are not the predominant use of the lot, and The works are not forward of a dwelling or building alignment.
		Mixed Use, Mixed Business, Light and Service Industry, Industry, Rural Living, Rural and Resource Zone	<ul style="list-style-type: none"> The works do not occupy an area greater than 50m², The works are not the predominant use of the lot, and The works are not forward of a dwelling or building alignment.

Wind Energy Systems			
	<u>Column 1</u> <u>Works</u>	<u>Column 2</u> <u>Applicable Zone</u>	<u>Column 3</u> <u>Conditions</u>
3.	Horizontal Axis Wind Turbine	All zones	<ul style="list-style-type: none"> The works do not exceed the maximum building height requirements applicable to the site, For any lot which is 2000m² or less in area, the maximum

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Wind Energy Systems			
	<u>Column 1</u> <u>Works</u>	<u>Column 2</u> <u>Applicable Zone</u>	<u>Column 3</u> <u>Conditions</u>
			blade diameter does not exceed 2m, <ul style="list-style-type: none"> The works are not the predominant use of the lot, and The works are not forward of the dwelling alignment.
4.	Vertical Axis Wind Turbine	All zones	<ul style="list-style-type: none"> The works, where located on an existing residential building, do not exceed the maximum height requirements applicable to the site by 1m, The works, where not installed on an existing building, are not located on a residential-zoned lot, and The works are not the predominant use of the lot.
5.	Windmills	All zones except Residential	<ul style="list-style-type: none"> For any lot which is 2000m² or less in area, the maximum blade diameter does not exceed 2m. The works are not the predominant use of the lot, and The works, if forward of the dwelling alignment, is appropriately screened from any street with landscape screening and/or vegetation and are complementary in colours or materials to the premises.

Rainwater Tanks			
	<u>Column 1</u> <u>Works</u>	<u>Column 2</u> <u>Applicable Zone</u>	<u>Column 3</u> <u>Conditions</u>
6.	Rainwater Tanks	Residential	<ul style="list-style-type: none"> The works comply with the requirements of a 'small outbuilding' as defined in the Residential Design Codes, except for the number of outbuildings or rainwater tanks per site, and The works, if forward of the

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Rainwater Tanks			
	<u>Column 1 Works</u>	<u>Column 2 Applicable Zone</u>	<u>Column 3 Conditions</u>
			dwelling alignment, is appropriately screened from any street with landscape screening and/or vegetation and are complementary in colours or materials to the premises.
		Rural Living, Rural and Resource	<ul style="list-style-type: none"> • The height of the works does not exceed 5m above the natural ground level, • The works are located within an approved building envelope OR where the lot does not have an assigned building envelope, the structure complies with Scheme setback requirements for rural properties, and • The works, if forward of the dwelling alignment, is appropriately screened from any street with landscape screening and/or vegetation and are complementary in colours and materials to the surrounding environment.
		Regional Centre, District Centre, Local Centre, Mixed Business, Mixed Use, Light and Service Industry and Industry	<ul style="list-style-type: none"> • The works, are only for the purposes of rainwater collection and do not include the storage of other liquids, and • The works are not visible from the public realm and complementary in colours or materials to the premises.

Battery Installations			
	<u>Column 1 Works</u>	<u>Column 2 Applicable Zone</u>	<u>Column 3 Conditions</u>
7.	Electric Motor Vehicle (EMV) Charging Stations	All zones except Residential	<ul style="list-style-type: none"> • The works are not the predominant use of the lot, • The works are to an existing car parking bay(s), approved by the local government and

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Battery Installations			
	<u>Column 1</u> <u>Works</u>	<u>Column 2</u> <u>Applicable Zone</u>	<u>Column 3</u> <u>Conditions</u>
			do not reduce the overall number of parking bays available, and <ul style="list-style-type: none"> The works are complementary in colours or materials to the premises.
8.	Battery Systems and Installations	All zones	<ul style="list-style-type: none"> The works are not the predominant use of the lot, and The works are screened from view from the public realm.

(2) Explanatory Notes

1. Development Approval and/or a Building Permit may be required for other renewable energy system installations within the City of Cockburn. Contact the City of Cockburn for advice prior to the commencement of any works.
2. The provision for works to be “*not forward of a dwelling or building alignment*” and “*not visible from the public realm*” refers to the fixture or building being visually obtrusive as viewed from the street. In the event of any ambiguity, please contact the City of Cockburn for advice prior to the commencement of any works.
3. Proponents are reminded of their obligation to comply with the *Environmental Protection (Noise) Regulations 1997*. Prior to the installation of any system, information should be provided to the City which demonstrates the system’s compliance with the Regulations.
4. This policy does not prohibit the installation of external fixtures which comply against 5.4.4 of the Residential Design Codes or are otherwise exempt from the requirement of a development approval.
5. A rainwater tank for a rural-zoned property does not contribute to the maximum permitted floor area for other outbuildings or structures on-site

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Strategic Link:	Town Planning Scheme No. 3
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