

Policy	WATER SUPPLY FOR RURAL AREAS & VILLAGES	WS-POL-2
Service:	Water Supply	
Responsible Officer:	Director Engineering	

1. OBJECTIVE

To detail the water supply requirements for new development in rural areas and villages.

2. AREA OF APPLICATION OF THIS POLICY

This policy applies to the determination of applications and approvals under the *Environmental Planning & Assessment Act 1979* and *Local Government Act 1993*.

3. BACKGROUND

In 1987 Council undertook the Murrumbateman Estates Study as part of the Yass Shire Rural Study. This report established the minimum rainwater tank sizes for household water supply i.e.

- Dwellings less than or equal to 150m² – 45,000 litres
- Dwelling greater than 150m² – 90,000 litres

These rainwater tank sizes have been applied across the Local Government Area.

In August 2014 further assessment of the water supply needs for Murrumbateman was undertaken by Cardno. This report established that the rainwater tanks can be 22,500 litres if there is a reticulated bore water supply available to the property.

4. POLICY

To ensure an adequate potable water supply to dwellings in rural areas and villages the following standards apply to new subdivisions and dwellings:

Murrumbateman:

Reticulated Supply	Bore Water	Dwelling Size	Tank Size (minimum)
No		Less than or equal to 150m ²	45,000 litres
No		Greater than 150m ²	90,000 litres
Yes		Any	22,550 litres

* Water restriction may apply to the use of the bore in the summer months. Declarations on restrictions will be made separately under Council's *Water Supply Restrictions Policy No WS-POL-11*

Note:

- Each habitable dwelling shall have a rainwater tank installed with the minimum capacity and connected to entire roof catchment area and plumbed to toilets, washing machine and showers.
- An Automatic main water diverter system shall be installed in accordance to AS/NZS 3500, Part 1 and shall be connected to the mains water to supply for these appliances during dry periods when rain water tank is empty

Elsewhere in the LGA:

Reticulated Bore Water Supply	Dwelling Size	Tank Size (minimum)
No	Less than or equal to 150m ²	45,000 litres
No	Greater than 150m ²	90,000 litres
Yes*	Any	To be determined (refer note)

* Water restriction may apply to the use of the bore in the summer months. Declarations on restrictions will be made separately under Council's *Water Supply Restrictions Policy No WS-POL-11*

Note:

- Each habitable dwelling shall have a rainwater tank installed with the minimum capacity and connected to entire roof catchment area and plumbed to toilets, washing machine and showers.
- An Automatic main water diverter system shall be installed in accordance to AS/NZS 3500, Part 1 and shall be connected to the mains water to supply for these appliances during dry periods when rain water tank is empty.

Note: if the development can be supplied with a reticulated bore water supply a reduced tank size will be considered if it can be demonstrated that there is a secure water supply through groundwater yield/rainfall modelling/stormwater harvesting to the satisfaction of Council

5. WATER FOR FIRE FIGHTING PURPOSES

Additional water supply to be held in reserve for firefighting purposes may be required.

Any water supply requirements advised by the NSW RFS under *Planning for Bushfire Protection 2006* needs to be provided in **addition** to the requirements of this policy

HISTORY

Minute No	Date of Issue	Action	Author	Checked By
	24 August 2014	Written	Chris Berry	Simon Cassidy
212	24 September 2014	Exhibition	to	Council Meeting
		23/10/2014		
	30 October 2014	Adopted – no objections		

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