

7.07 Water Efficiency

Amendment history

Version Number	Date Adopted by Council	Commencement Date	Amendment Type
1	15/11/2011	15/06/2012	New
2	28/05/2013	10/06/2013	Amended
3	27/09/2016	24/10/2016	Amended
4.	27/062017	10/07/2017	Amended

Savings provisions

Any development application lodged but not determined prior to this section coming into effect will be determined as though the provisions of this section did not apply.

Land to which this section applies

This section applies to all land to which the Newcastle Local Environmental Plan 2012 applies and to land outside of the Port of Newcastle lease area to which State Environmental Planning Policy (Three Ports) 2013 applies.

Development (type/s) to which this section applies

This section applies to all development consisting:

- commercial/business development
- industrial development.

Related sections

- 7.06 Stormwater

Applicable environmental planning instruments

The provisions of the following listed environmental planning instrument/s also apply to development applications to which this section applies:

- Newcastle Local Environmental Plan 2012

In the event of any inconsistency between this section and the above listed environmental planning instruments, the environmental planning instrument will prevail to the extent of the inconsistency.

Note 1: Additional environmental planning instruments may also apply in addition to those listed above.

Note 2: The *Environmental Planning and Assessment Act 1979* enables an environmental planning instrument to exclude or modify the application of this DCP in whole or part.

Associated technical manual/s

- AS 6400 water efficient products – ratings and labelling
- NABERS performance based rating system www.nabers.com.au
- Stormwater and Water Efficiency for Development Technical Manual, The City of Newcastle (check Council website for current version)

Definitions

A word or expression used in this development control plan has the same meaning as it has in Newcastle Local Environmental Plan 2012, unless it is otherwise defined in this development control plan.

Other words and expressions referred to within this section are defined within Part 9.00 - Glossary, of this plan, and include:

- **NABERS** - NABERS (the National Australian Built Environment Rating System) is a performance-based rating system for existing buildings. NABERS rates a commercial office, hotel or residential building on the basis of its measured operational impacts on the environment.

Aims of this section

1. To assist in efficient use of mains water.
2. To encourage sustainable development.
3. To utilise rainwater within developments.
4. To minimise the consumption of potable water and discharge of wastewater.

7.07.01 Water efficiency

Objectives

1. Improve the efficiency of water use and reduce the long term water consumption for, business and industrial uses through best practice water use.
2. Encourage the innovation of water efficient technologies and processes.
3. Incorporation of water sensitive urban design elements into the urban landscape.

Controls

General controls applying to all development (other than residential development)

1. Where plumbing fixtures and water appliances are proposed to be installed, such are to be of the following types:
 - (a) a minimum WELS 3 Star Water Rating
 - (b) maximum 6L dual flush toilet cisterns where they are not supplied by a roof water tank.
2. Where washing appliances are installed, they are WELS 3 Star (or better) Water Rated where they are not supplied by a roof water tank.
3. Where installed, garden water hoses are fitted with trigger nozzles in order to maximise the efficiency of garden watering.
4. A rainwater tank is installed for the dual purposes of mains water demand management and reducing the volume of stormwater discharge from sites. The rainwater tank must be connected to roof areas and not be connected to possible contaminating water sources. All rainwater tanks must be fitted with a first flush device to prevent contaminates fouling water and to prolong the life of the tank. Rainwater tanks should be designed to cater for maintenance and cleaning.

Where rainwater tanks are provided, the volume of the tank can be used to offset any additional discharge control storage that is required. Rainwater tanks are to supply water for toilets, watering systems and other reuse devices and be designed and installed in accordance with Council's Stormwater and Water Efficiency for Development Technical Manual.

5. Toilets and watering systems for landscaping are connected to rainwater supply.
6. Where devices in **Table 1** are installed, they are to be of the type indicated. Where water is supplied to washing appliances from roof water tanks, this requirement does not apply.

Table 1: Water device requirements

Device	Requirement
Shower heads	WELS 3 Star or better
Toilet Cisterns	6L – 3L dual flush
Basin Taps	WELS 3 Star or better
Dishwasher	WELS 3 Star or better
Washing Machine	WELS 3 Star or better

Note: All 3 Star ratings are using the current rating system.

The following controls apply only to “change of use applications over 2000m²”, where not complying development

7. Development achieves a minimum 3.5 Star Water Rating with NABERS.