



**RAPIDSLANDING**

Margaret River

# PURCHASERS INFORMATION KIT

[rapidslanding.com.au](http://rapidslanding.com.au)



STOCKER  RESTON

Stocker Preston Margaret River 08 9780 5777

**CLARE ANDREWS 0448 023 265**

[stockerpreston.com.au](http://stockerpreston.com.au)

# CONTENTS PAGE

Welcome to Rapids Landing ..... 3

Building and Design Guidelines ..... 5

    Background & Guidelines..... 6

    Site Works Considerations ..... 8

    Reticulated Gas ..... 11

    Telecom Services ..... 13

Fencing and Landscaping..... 14

    Fencing ..... 15

    Landscaping ..... 15

Rainwater Tank Initiative ..... 16

    Taking Responsibility..... 18

    The Turning of the Tide ..... 18

    A Rapids Landing Initiative..... 18

    Questions and Answers ..... 18



# Introduction

As you embark on the journey of building your new home, we invite you to consider Rapids Landing, and trust that our Estate can offer you the lifestyle and community you've always wanted.

This is both an exciting and somewhat overwhelming time, and we are here to help you find the block of your dreams, right here in the heart of Margaret River. Our region is renowned worldwide for its thriving tourism and fusion between coastal and country living, and Rapids Landing is no exception. Earning a place among the most environmentally pro-active land developments in Western Australia, our Estate brings a modern approach to sustainability and design, and boasts a safe and family-friendly community that we hope you, too, will one day be a part of.

Here in Rapids Landing we've set new standards for residential living, by providing a true testament to the building industry in terms of innovation, construction management, and sustainable design. At Rapids we truly believe in building not just a home, but also a lifestyle, and more importantly a future.

Attached in this Information Pack we have included some helpful information on our building, fencing and landscaping guidelines, as well as some of our environmental initiatives and telecom services. We encourage you to peruse these documents at your leisure, and to get in touch with our Sales Representative, Clare Andrews, should you require further information or have any questions.

Commencing with Stocker Preston in 2013, Clare has negotiated successful sales across a broad range of properties, from townhouses through to large rural holdings. A former educator with experience in exercise science and environmental management, Clare brings a dedicated and caring approach to client relationships, and hopes to work with you in this exciting new chapter.

*"To be able to assist clients to take a new direction in their lives is a privilege I take most seriously... I've visited many amazing places around our great country, and Margaret River stands out as being very special with a unique package; I feel very fortunate to live and work here, and am glad to have the opportunity to help others do the same."*

The diversity of our natural surrounds and strong sense of community come together to create a lifestyle that is both a unique and quietly comfortable place to call home. We hope that you take the time to explore our community, and get in touch should you require any more information or assistance.

You can reach Clare Andrews on 0448 023 265, or via the Stocker Preston office on 08 9780 5777.



**Clare Andrews**  
0448 023 265



# Rapids Landing | Purchaser Information

## Regional Information

Situated in the heart of the eponymous Margaret River, the southwest town of Margs is renowned for its thriving tourism and fusion between coastal and country living. A region of spectacular natural contrasts – from sprawling vineyards to pristine beaches, towering forests and secluded bays, to world-class restaurants and underground caves – the lifestyle in Margaret River is one that offers a balance between adventure and leisure, that entices more than 500,000 visitors each year.

Located about 3 hours south of Perth, Margaret River is one of Australia's most renowned food and wine regions, with the abundant cellar doors and boutique breweries complementing the rich, organic produce that can be found at farmers' markets, cafes, and speciality stores across the southwest.

The relaxed nature of the town is also a testament to the warm and friendly locals that have made Margaret River their home. Turning onto the Main Street you'll immediately feel at ease, and no matter the time of the year you can always be guaranteed a warm welcome!

## New Rapids Landing Primary School

Rapids Landing Primary School opened in 2018. The K-6 primary school caters to approximately 430 students, designed to ease the pressure on Margaret River Primary School, and further cement Rapids Landing as a leading residential estate in the region.



*Rapids* **LANDING**  
**PRIMARY SCHOOL**



# BUILDING AND DESIGN GUIDELINES

[rapidslanding.com.au](http://rapidslanding.com.au)



**RAPIDSLANDING**  
Margaret River

# Building and Design Guidelines

Rapids Landing is a beautiful rural environment close to all the amenities Margaret River has to offer.

To maintain the Rapids Landing rural appeal, community atmosphere and to ensure a high standard of home construction for you and your neighbours, we have established some guidelines.

Protective covenants will be registered on all titles and are designed to assist your builder or architect in sharing the responsibility of matching the quality standards of homes in your neighbourhood. This brochure is designed as a guide to the covenants and includes the special covenants as they appear in the land transfer document.

In the case of any inconsistency between the terms of this Explanatory Pamphlet and the special covenants attached to this Explanatory Pamphlet, the special covenants will apply.

## BACKGROUND

### Building Plan Approval

Prior to submission to the Shire of Augusta-Margaret River ("Shire") for building approval, a full set of plans and specifications in duplicate which incorporate the following:

- Scaled development site plan, including existing and proposed levels;
- Site and floor plans with dimensions showing the proposed dwelling, garage, outbuildings, patios etc.
- Elevations of proposed buildings, including natural ground level.
- Schedule of finishes detailing construction materials, finishes and external colours.

must be submitted to: Tectonics Building Design, PO Box 1458, Margaret River WA 6285.

Following satisfaction that the plans comply with the design guidelines, Balwyn Margaret River Pty Ltd (BMR) or their representative will send advice to the Shire supporting issue of a building licence. A letter of compliance will be forwarded to the applicant confirming this.

No development is to be commenced on any lot without the plans and specifications having been approved in writing as set out above.

## GUIDELINES

### Minimum Floor Areas

All dwellings shall have a minimum floor area of 140 square metres (inclusive of the outer faces of the external walls but exclusive of areas under verandas, soffits, porches, garages or carports). No transportable dwellings are permitted.

### Materials

#### Walls

All external walls shall be constructed with masonry bricks finished in facework or render, stone or blocks, rammed earth or timber.

Composite board or fibro cement is specifically excluded unless it has a minimum thickness of 8mm and the external surface is painted with a minimum two coat proprietary product.

Corrugated Iron (Colourbond) is also permitted but is restricted to a maximum of 50% of the total wall area.

Gables incorporated as part of roof framing may be coloured timber and fibro cement.

#### Roof

Dwellings, extensions and renovations to dwellings must have roofs of clay or concrete tiles, timber shingles or metal sheeting, having its exterior surface colour coated, sealed and treated so as not to be highly reflective. All dwellings must have a roof which:

- i) Is a pitched roof with a minimum pitch of 24 degrees; or
- ii) Is a skillion roof with a minimum of 7 degrees pitch; or
- iii) Is a curved roof with a curve of radius greater than 14 metres and in accordance with the special covenants.

# Building and Design Guidelines

## Driveways

A minimum of one single driveway and crossover of at least 2.5 metres in width must be provided to each Lot. All driveways and crossovers shall be constructed of hot mix bitumen, paving materials or concrete.

## Carports & Garages

Must be constructed of the same materials used in the construction of the walls and roof of the dwelling.

## Outbuildings (detached sheds, tool stores, garden sheds etc.)

Must be of a design and constructed with the same materials used in the construction of the dwelling or other materials similar in colour so as to integrate with the dwelling. If the outbuilding is not visible from the roadside boundary of the Lot and is constructed at the rear of the Lot behind the dwelling, then other materials may be approved. No outbuildings to be erected without residence first being constructed.

## Fencing

Side boundary fencing may comprise either timber, masonry or as approved by BMR. No boundary fences or walls higher than 1.2 metres may be erected forward of the building line unless the wall or fence forms part of a garage or carport.

Where a Lot fronts onto two roadways, a fence up to 1.8 metres may be erected up to the building line along the longer of the two road frontages.

## Rubbish Disposal During Building

The Lot owner must maintain or cause to be maintained, a large waste bin on the building site and must ensure that at least daily, and more frequently in windy weather, all waste materials that may blow onto the roadways or onto adjoining blocks are collected and properly stored in the bin.

The Lot owner will be held responsible for any costs incurred by BMR and/or the Shire of Augusta-Margaret River in removing rubbish emanating from a Lot onto the roadways or onto adjacent Lots.

## Landscaping Guidelines

To assist in the creation of Rapids Landing as a distinct community, "Landscaping Guidelines" have been developed to maintain the character of the streetscape. BMR will provide landscaping in the road verge of Rapids Landing and this area must be maintained to a reasonable standard at all times by the Lot owners.

All garden areas within public view are to be landscaped within six months of occupation of the dwelling.

## Clearing

No vegetation can be cleared from the Lot except where required to comply with fire prevention regulations or by-laws or for access, safety or amenity of the dwelling.

## Commercial Vehicles

Commercial vehicles and/or caravans, boats, boat trailers, etc must not be parked or be stored on any Lot unless contained within a carport or garage or screened from public view.

## Use of Property

The carrying out of any construction or repairs or restorations of any motor vehicle, boat, trailer, aircraft or any other vehicle is prohibited on any Lot unless screened from public view.

## Rainwater Tanks

Rapids Landing recommends all homes be fitted with a minimum of 2,500 litres of slow release storage to counteract the stormwater runoff from your house roof. Larger rainwater tanks are encouraged which are plumbed into the house for use in the toilet and washing machine.



***Please note, this is independent advice and not a recommendation from Balwyn Margaret River.***

*We understand the purpose of engaging a builder is to have all construction requirements managed and to achieve the best outcome to suit your personal needs. However, we hope this information assists you in your understanding of the building process and your interactions with your appointed builder.*

## Site Works Considerations

### Rapids Landing, Margaret River

In order to minimise the potential for adverse consequences associated with building a house, Wood & Grieve ENGINEERS recommend (before engaging a builder), you give consideration to:

#### Ground Conditions

Depending on the size of your lot, you may have the opportunity to choose the location of the house within the lot. In addition, if the lot is sloping (i.e. not flat) you also have the opportunity to design a multi-level house or cut/fill into the ground to form a building level.

Points you should consider:

- choosing a house plan and reviewing the location and level of the house.
- engaging a geotechnical engineer to determine the site classification of your lot to allow design your footing system. The geotechnical engineer may suggest filling the site to reduce footing costs.
- utilising retaining walls/terraced gardens, etc as part of your landscaping to minimise site works costs.
- choosing a timber frame house or stump footing system to minimise site works and footing costs.
- Arranging a Civil Engineer and Civil Engineering Contractor to undertake your site earthworks. This may be a lower cost than having the house builder arrange site earthworks however, you should liaise with your potential builder first to see if they will accept this approach.
- Sheet fencing ("Hardi Fence", "Super 6", etc ) cannot retain soil more than 100mm high. i.e. ground levels should be very similar each side of sheet fences to avoid fences from leaning over.

#### Retaining Walls

If you choose to cut into the ground of your lot or lift your ground level by importing fill, you may need to utilise retaining walls or terraced gardens to blend back to the ground levels at your property boundaries.

Points you should consider:

- engaging an engineer to design your retaining wall system.
- do you have approval from the Local Authority to install the retaining walls?
- will you adversely impact on your neighbour?





- will your neighbour's retaining wall impact on your proposed building?
- do you need sub-surface drainage systems to reduce loads and water impact on you or your neighbours' property and amenity?
- utilising multiple small retaining walls/terraced gardens instead of one high retaining wall as part of your landscaping to minimise site works costs.
- choosing a multi-level house may negate the need for retaining walls.
- engaging a Civil Engineer and Civil Engineering Contractor to undertake your site retaining walls may be a lower cost than having the house builder arrange site retaining walls.

## Sub-Surface Drainage

Ground water may impact on your development (especially if you cut into the ground) and as such needs to be considered as follows:

- What level and gradient is required to drain properly?
- Will your sub-surface drain work if it is connected to the stormwater connection point in your lot?
- Do you have sufficient separation from the footings of the house?
- Is the soil above and around the sub-surface drain permeable?
- Can you easily maintain the pipes (i.e. avoid rectification or replacement costs)?

## Stormwater

Unless you are building on dune sand (very permeable and stormwater soaks away quickly) and have no ground water, you will need to consider how stormwater from your roof, driveway and back yard is managed.

Items to consider include:

- Does my house span across my lot and create a dam effect in the back yard?
- Does the ground fall from the back yard to the front yard and then onto the verge?
- Is the floor level of the house above the surrounding ground?
- Is the floor level high enough above the surrounding ground if there is very heavy rainfall?
- Do brick paved and impermeable areas fall away from the house (will water fall towards the yard or into the house)?
- Will stormwater from the yards flow under the fence or will the fence act as a dam wall and collapse eventually? i.e. in clay regions with sloping ground, sheet style fences which are embedded into the ground may trap water.
- On front sloping lots (ground slopes down from the rear to the front), can water flow from the back yard, around the sides of the house and to the front yard (and verge) if the drain pipes become blocked?
- On front sloping lots (ground slopes down from the rear to the front), can water flow from the back yard of your neighbour, around the sides of your house and to the front yard (and verge) in heavy rainfall events?
- On rear sloping lots (ground slopes down from the front to the rear of the lot), stormwater should be able to run under fences if it builds up in excess of the capacity of the lot stormwater management system. e.g. if the garden bed fills up and there is no sub-soil pipe, an escape route should be available.

# Building and Design Guidelines



- On rear sloping lots (ground slopes down from the front to the rear of the lot), do not adjust the verge levels in such a manner that street stormwater runs into your lot. i.e. do not lower the verge at your boundary.
- Works are prohibited within the road reserve (includes the verge between the road you're your property boundary) including any pruning or clearing of vegetation or earthworks without prior written approval of the Shire.
- Are soakwells located away from the influence zone of the footings?
- Do I have a level design plan around the outside of the house to manage stormwater in the yards, on the driveway, along the side of the house?

## Driveway

The shape, topography of your lot and the design of your house will influence the design of your driveway. Items which need to be considered include:

- On rear sloping lots (ground slopes down from the front to the rear of the lot), do not adjust the verge levels in such a manner that street stormwater runs into your lot. i.e. do not lower the verge at your boundary.
- Will the driveway within your lot wash away in winter? e.g. gravel driveways and hardstands may not last as long as a brick paved or concrete driveway surface.
- Is a strip drain required along the driveway in front of the car port to stop rainwater running into the carport?
- Is the driveway too steep?
- Crossovers (your driveway within the Local Authorities road reserve) must be designed and constructed in accordance with the local authority standards and specifications.

## Water, Power, Street lights, Sewer, Gas, Communications

Utilities are normally provided to the front of lots however, before building you should excavate, expose and confirm the location and level of services. i.e. know where the connection points are and what level the connections are so that you do not have to pull up your improvements to connect to a service which is not where you expected it to be. e.g. if you connect to the mains sewer after you build the driveway, your driveway may need to be pulled out and rebuilt.



**Wood & Grieve Engineers**  
Suite 10, 1 First Floor  
Queen Street BUSSELTON WA 6280  
T: (08) 9754 4244





Wesfarmers Kleenheat Gas Pty Ltd ABN 40 008 679 543 PO Box 4184 Myaree Business Centre WA 6960  
T (08) 9312 9333 F (08) 9312 9833 W [kleenheat.com.au](http://kleenheat.com.au)

## Connecting to the reticulated gas network

Congratulations on purchasing your new home! Your home is eligible to be connected to Kleenheat's reticulated gas network.

### What is reticulated gas?

Reticulated gas is a hassle-free solution for all your heating, cooking and hot water needs. Gas is piped from the mains directly through to your gas appliances. With reticulated gas, there is no need to connect, exchange or order bulky gas cylinders or worry about running out of gas.

### How do I connect?

Simply give Kleenheat a call on 13 21 80 or email [retic@kleenheat.com.au](mailto:retic@kleenheat.com.au) to set up an account free of charge when you start building.

You will need to have your nominated gas fitter complete a request for gas form (RFGF) and send it through to Kleenheat to request a connection to reticulated LPG. See detailed steps overleaf.

### How much does it cost?

Once your nominated gas fitter has completed and submitted the RFGF to Kleenheat, we will source a quote for the connection from the local Kleenheat trained gas fitting contractor and will contact you to advise the applicable connection fee and set up an account if not done so already.

The standard fee is \$495 inc GST for run-ins which includes limited trenching and pipework of less than 10 meters in length.

N.B. Non-standard connection fees may apply for additional trenching, additional pipework and non-standard installation conditions (i.e. laid driveways or landscaping).

### Questions?

Please turn over the page for a detailed step by step connection guide or give us a call on 13 21 80 or email [retic@kleenheat.com.au](mailto:retic@kleenheat.com.au) if you have any questions, we'll take care of the rest.



Wesfarmers Kleenheat Gas Pty Ltd ABN 40 008 679 543 PO Box 4184 Myaree Business Centre WA 6960  
T (08) 9312 9333 F (08) 9312 9833 W [kleenheat.com.au](http://kleenheat.com.au)

## Step by step connection guide for customers and builders

The process of connecting to Kleenheat's reticulated LPG network is simple and mirrors similar processes employed by others in the industry.

1. The customer discusses the option of connecting to reticulated LPG with their builder or gas fitter. More information on connecting can be found by contacting the retic team on 13 21 80 or [retic@kleenheat.com.au](mailto:retic@kleenheat.com.au).
2. The customer's gas fitter sends a completed request for gas form (RFGF) to Kleenheat requesting to connect a new property to an existing Kleenheat reticulated LPG network.
3. Kleenheat sources a quote for the connection from the local Kleenheat trained gas fitting contractor (contractor) and will contact the customer to advise the customer of the applicable connection fee and set up an account if not done so already.
  - a. The standard fee is \$495 inc GST for run-ins which includes some trenching and pipework less than 10 meters in length. Non-standard connection fees may apply for additional trenching, additional pipework and non-standard installation conditions (i.e. laid driveways or landscaping).
4. Once the applicable connection fee has been paid by the customer, Kleenheat will supply a copy of the completed RFGF to the contractor to allow for coordination of the timing of the site works between the customer, the contractor and the builder.
5. Kleenheat's trained gas fitting contractor will carry out the connection work to the network including installation of the meter and will submit a copy of any documentation required to Kleenheat within 48 hours of the work being carried out if a commissioning Notice of Completion (NOC) has been completed as part of the connection.
6. If household appliances are not installed at the time of connection (i.e. a NOC has not been completed), the meter will be disced and tagged appropriately with instructions to call 13 21 80 if the meter needs to be undisced by the customer's gas fitter.
  - a. The customer's gas fitter must advise Kleenheat of the expected date of commissioning of internal household appliances by their nominated gas fitter. The customer's gas fitter must submit to Kleenheat along with an electronic copy of the NOC for appliance commissioning within 48 hours of work being completed.
  - b. If this documentation is not submitted within 48 hours, Kleenheat will disconnect supply to the customer and will report the non-compliance to Kleenheat's gas inspector/s and Energy Safety WA (ESWA) where required.

**\*Please be aware that Kleenheat trained gas fitters are the only contractors authorised by Kleenheat to carry out reticulated gas connection work.**

### Key contacts

**Kleenheat reticulated LPG team** - 13 21 80 or [retic@kleenheat.com.au](mailto:retic@kleenheat.com.au)

\*Mick Willcox - **Enviroflow Plumbing & Gas** - 9757 1379 / 0407 968 880  
or [mick@enviroflowplumbing.com.au](mailto:mick@enviroflowplumbing.com.au)



# Building and Design Guidelines

## Telecom Services

Rapids Landing not only brings exclusivity and sustainable living to Margaret River, but also modern telecommunication services designed to enhance both the quality and convenience of your home.

The Estate has implemented the newest fibre optic technology that will see better quality Internet and phone connections directly to your home. Each of these services will be available to you as well as the ability to upgrade at any given time, to suit your individual needs.

### 1. Responsibilities

#### 1.1 Telecom Carrier

The telecom carriers are responsible for delivering a fibre optic connection to a pit that is located on the boundary of your property. The location of the pit will usually be on the boundary near the road and adjacent to a boundary to one of your neighbours.

The telecom carriers will also provide a one meter 25mm "Access conduit" from the pit into your property.

Access to telecom pits is restricted by law and home-owners or builders should not open or install conduits in a pit.

When the house is built, the carrier is responsible for installing and connecting a fibre optic converter in your carport or garage. The fibre optic converter, converts fibre signals to Broadband and Telephone signals.

#### 1.2 Home-Owner-Builder

The home owner is responsible for ensuring that the builder is required to install a 25 mm conduit from the Carrier "Access conduit" to a dedicated area on a wall that is in a carport or garage ( i.e. in a place that has no direct sunlight or rain).

Most reputable builders will ensure that this conduit will be installed before the foundations are laid.

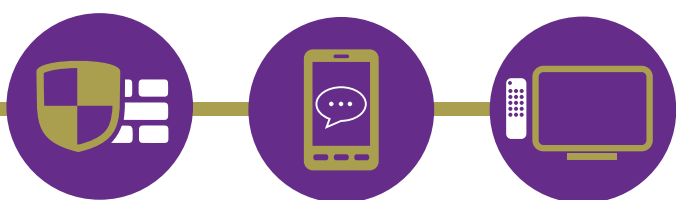
A double outlet power point, also known as a "DGPO" should be installed next to the dedicated area that will contain the fibre optic converter. It is preferable for this power point to be on a separate circuit to the rest of the house. If it is on a shared power circuit, then your Broadband and telephone services could interrupted by a failure of kettle, power tool, vacuum cleaner, etc.

Home owners are responsible for paying for the conduit from the "Access Conduit" to the dedicated area for the fibre optic converters.

In the event that this conduit is not installed by the builder, the home-owner is responsible for paying for a conduit to be installed at a later date.

#### 1.3 Multiple Dwelling Lots

The Carrier is contracted to connect one telecom service to a Lot. If a home owner decides to sub divide a Lot then the home owner is required to pay for the conduit to the first house, and then pay for the conduit and fibre optic equipment installation fee for each additional residence.



# FENCING AND LANDSCAPING

[rapidslanding.com.au](http://rapidslanding.com.au)



**RAPIDSLANDING**

Margaret River



# Fencing and Landscaping

The provision of Fencing and the Landscaping rebates are conditional upon the buyer/s achieving practical completion of a dwelling in accordance with the Restrictive Covenants and the Development Conditions and Building Guidelines within thirty six (36) months from date of settlement.

## FENCING

The seller, Balwyn Margaret River Pty Ltd (BMR), will at their expense, procure for the buyer/s, the provision and erection by a contractor nominated by the seller, of boundary fencing at the property, consisting of Timber Pine Lap, in compliance with the Restrictive Covenant.

Boundary fences or walls higher than 1.0 metre may not be erected forward of the building line unless the wall or fence forms part of a garage or carport. When a lot fronts onto two roadways, a fence up to 1.8 metres may be erected up to the building line along the longer of the two road frontages.

## LANDSCAPING

To assist in the creation of Rapids Landing as a distinct community, "Landscaping Guidelines" have been developed to maintain the character of the streetscape. BMR will provide landscaping in the road verge of Rapids Landing and this area must be maintained to a reasonable standard at all times by the lot owners.

All garden areas within public view are to be landscaped within six months of occupation of the dwelling. The seller's landscape contractor will, with the buyer, discuss on site a design which is forward of the building line. The seller will pay to the seller's landscape contractor a contribution towards the costs of the landscaping plan. This contribution will be up to \$4,000.00 +GST.

**The landscaping, irrigation design and construction to be provided by the seller will be as follows:**

- Initial consultation between the buyer/s and the landscape contractor
- The design, supply and installation of irrigation and "start up" landscaping to the front garden (and side if a corner lot) by the landscape contractor within the budget of the incentive package provided and using water wise principles.

**The installation will nominally include:**

- Design
- Instant Turf
- Soil Conditioner
- Mulch
- Plants
- Trees
- Fertiliser to garden and lawn

**The installation will exclude the following:**

- Earthworks
- Power point for irrigation controller
- Pre-lay or irrigation pipe beneath driveway
- Maintenance
- Warranty other than suppliers' warranties and guarantees

Any additional fencing or landscaping work, which may be required, will be at the sole cost of the buyer/s and must be in accordance with the Guidelines. Any arrangements between the seller's landscape or fencing contractor and the buyer/s will be a matter solely between those parties and will not be an arrangement or agreement to which the seller is a party.

### Contacts:

#### Fencing

Dan Norrish 0417 927 261

#### Landscaping:

Steve Bolesta - Backyard Creations - 0415 399 315

Mike Minchin - Bioscapes - 0419 194 075

# RAINWATER TANK INCENTIVE

[rapidslanding.com.au](http://rapidslanding.com.au)



**RAPIDSLANDING**

Margaret River



# Rainwater Tank Initiative

## TAKING RESPONSIBILITY

Water consumption and conservation is everyone's responsibility!

Australia is the driest inhabited continent in the world. Ironically, per person, we are also the biggest consumers of water on the planet.

With only 1% of the world's water supply safe for drinking, we continue to waste this precious resource on activities such as garden irrigation and toilet flushing.

We are literally draining our reserves and drying our rivers and dams.

Good water management is not only sensible, it is critical for our future, and everyone has a role to play.

## THE TURNING OF THE TIDE

Water saving techniques have been used in rural areas for centuries, but are only now becoming accepted as part of the urban lifestyle.

Rainwater tanks can be used to capture water collected from roofs of homes and outbuildings and stored appropriately for use in the garden, washing the car, toilet flushing and the washing machine.

Collecting water this way will save you money but has much broader environmental benefits.

## A RAPIDS LANDING INITIATIVE

Rapids Landing is leading the way in creating a sustainable environment. Amongst other environmental initiatives, Rapids encourages the installation of water tanks to every home and provides incentives to do so.

Of course, as a new initiative, there are many questions that need to be addressed.

A great deal of work and research has been carried out to ensure the introduction of water tanks does not only support a sustainable environment, but also provides benefits to each homeowner.

## QUESTIONS AND ANSWERS

What is the Rapids Landing water requirement?

Rapids Landing recommends a minimum 2,500 litres of slow releasing storage for every home, assisting the community to reduce potential flood damage.

In a first for WA, homeowner incentives from the developer are also in place to encourage the installation of an additional 2,000 litres or more of rainwater to be plumbed into the home, creating a significantly more sustainable environment.

### What are the benefits to me?

In addition to the peace of mind by taking positive steps towards a sustainable and environmentally sound home, taking responsibility of your own household water consumption will:

- Cut your water bill by reducing your consumption of mains water
- Allow you the freedom to water your garden or wash your car when you want to
- Assist in creekline rehabilitation by reducing the intensity of peak storm water flow.
- Contribute to the more sustainable use of our finite resource
- Minimise the environmental footprint of urban living
- Conserve drinking water
- Reduce the risk of pollution entering natural waterways through run offs
- Provide and enjoy water that does not contain contaminants (from the soil) that are normally found in ground water and other sources
- Help protect our precious supplies of water
- Reduce the impact of flood damage potential in the community
- Reduce significant damage to our creeks, water habitats and organisms caused by storm water run off
- Conserve valuable drinking water and reduce runoff and pollution entering natural waterways

# Rainwater Tank Initiative

## Where do I use the rainwater?

Rainwater can be readily used for watering the garden and washing the car. However, it can also be connected to the toilet, washing machine and hot water system.

A typical household can actually reduce its mains water requirements by around 70% if connected to the toilet and washing machine alone, and up to 85% if connected to the hot water system.

## Will the water tank save me money?

Yes. Every drop of water saved in a household's consumption of the mains water supply means direct savings in water charges. That could mean 85% off a bill.

## What are the upfront costs?

Rainwater tanks vary in size, design, materials and price, and pumps and filters may be required.

It is important to choose a rainwater tank system to suit your needs and budget.

For further information, visit [www.westcoastpoly.com.au](http://www.westcoastpoly.com.au) or [www.bluescopewater.com.au](http://www.bluescopewater.com.au), or contact your builder.

## Is financial support available?

A \$2,000 rebate will be given by the developer to those owners who fulfil the developer's recommendations of:

Installing a tank with a minimum of 2,500 litres of slow release storage

Installing an additional tank or storage of 2,000 litres or more of rainwater storage, plumbed into the home for domestic use

Having purchased the land direct from the developer and having achieved Practical Completion within 36 months after settlement.

This is the first initiative of its kind in Western Australia and could result in a cost neutral expense.

## Is the water safe to drink?

Water used for household purposes for drinking, food preparation or bathing should meet water quality guidelines in order to protect you and your family's health. The water should be free of harmful micro-organisms or harmful levels of chemicals. By far the greatest potential risk to your health comes from contamination of water.

For further information, visit the Western Australian Department of Health at [www.public.health.wa.gov.au](http://www.public.health.wa.gov.au).

Rainwater can be protected by the installation of a First Flush Diverter to divert the first flow of water from the roof, so that the tank does not collect it. A mesh covering can also be installed along the roof line to prevent leaves or other objects entering the pipes.



# Rainwater Tank Initiative

## What will my rainwater tank look like?

These days, water tanks are not just functional, they are also modern, stylish and sleek and are designed to fit unobtrusively into your overall home design.

They can be made of many different materials such as concrete, metal, fibreglass and plastic or a combination (such as fibre reinforced poly tanks). A tank may be round or oval, square or rectangular, tall or short, squat or slim and just about any colour.

## Where will it go?

Dependent on lot size and shape, there are a variety of ways a water tank system could be installed.

You can install one next to the house, on top or under it, on a stand, on the ground or below it. Many designs fit under the eaves of your house and come in a colour to blend in with your house colour so you barely even know it is there.

The desired water capacity could also be split between two smaller tanks and located at different points of the property.

Your architect or builder can help you find the best fit for you.

## How do I get a water tank?

There are a number of reputable local water tank suppliers who would be happy to help you with your tank selection.

Some rainwater tank installations can be carried out by a competent home handy-person, however, the Plumbing Industry Commission guidelines recommend that a licensed plumber be engaged to install your rainwater tank. Visit [www.westcoastpoly.com.au](http://www.westcoastpoly.com.au) or [www.bluescopewater.com.au](http://www.bluescopewater.com.au), or ask your builder.

Wherever a tank needs a connection to the mains water supply, such as for a top up system or a connection to the toilet, a professional plumber is required by law.





