

Building and Siting Requirements For Rainwater Tanks



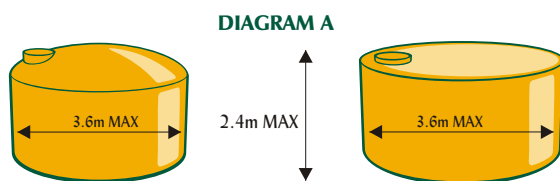
A **plumbing approval** is required from Council where the rainwater tank is connected to internal plumbing fixtures such as a toilet or laundry tub and/or when Council's water supply is connected to the rainwater tank. There is no charge for this application during the life of the Water Conservation Rebate Scheme.

Building Specifications

If your rainwater tank complies with the following, you do not have to make further applications to Council:

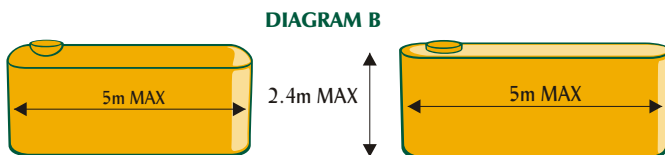
Round Tanks

- ✓ For all **round tanks** the maximum diameter must not exceed 3.6 metres.
- ✓ For all sloping/domed and flat top round tanks tanks, the maximum height must be no more than 2.4 meters (maximum apex height for sloping/domed top tanks) measured from natural ground level. Refer to diagram A.



Slimline Tanks

- ✓ For all **slimline tanks** the maximum length must not exceed 5.0 metres.
- ✓ For all sloping/domed and flat top slimline tanks, the maximum height must be no more than 2.4 metres (maximum apex height for sloping/domed top tanks) measured from natural ground level. Refer to diagram B.



Foundation and Installation

- ✓ All prefabricated rainwater tanks should be installed and erected as per the manufacturer's specifications. Please contact the rainwater tank supplier for more details.
- ✓ The over flow from the rainwater tank must be piped to an appropriate stormwater discharge point (e.g. inter-allotment stormwater drainage system or into the kerb and channel). If this is not possible, the over flow shall be piped into a soakage pit or a stormwater dispersion pipe.

The soakage pit or stormwater dispersion pipe **should** be positioned 6.0 metres from the down hill property boundaries and 3.0 metres from all other boundaries (in this position the over flow should not cause a nuisance to neighbouring properties).

The soakage pit or stormwater dispersion pipe **should** also be placed well clear of buildings and structures on the site where the tank is located (e.g. 3.0 metres down hill or 6.0 metres up hill from building and structures).

Siting Specifications

Side and rear property boundaries

- ✓ Round rainwater tanks can be positioned within 1.5 metres of the side and rear property boundaries providing the tank is no higher 3 metres above natural ground level, no wider than 3.5 metres and there is sufficient distance between the tank and fence for ongoing maintenance.
- ✓ Slimline rainwater tanks can be positioned within 1.5 metres of the side and rear property boundaries providing the tanks is no higher than 3 metre above natural ground level, no longer than 5.0 metres (facing the boundary) and allows sufficient distance between the tank and the fence for ongoing maintenance.

Front property boundaries

- ✓ If the rainwater tank is located within 6.0 metres of any road frontage property boundary and exceed 1.0 metres in height, an application is required to vary the allowable setback distance.

Additional siting requirements

- ✓ In all cases above, properties within new subdivisions may be subject to alternative setback requirements (Building Envelope Plans). Some areas where alternative setback requirements apply are: Springfield, Springfield Lakes, Karalee, Pine Mountain, Thagoona and Walloon.
- ✓ If your rainwater tank is to be installed on top of a retaining wall, please contact Council's Building Regulatory Team.

If the rainwater tank is outside any of the above requirements, an application to Council is required to vary the allowable setback distance. For further enquires please contact Council's Building Regulatory team on 07 3810 6120.