OVERVIEW
The information contained in this fact sheet is only applicable where a building approval is required for building works associated with a single residential dwelling. This information is a guide only and not intended as a substitute for consulting the relevant legislation or for obtaining appropriate professional advice relevant to your particular circumstances. Rainwater tanks are defined as class 10b structures under the Building Code of Australia.

BUILDING APPROVAL
In accordance with the Queensland Building Act 1975, a building approval is required for the installation of a rainwater tank where any of the following apply:

Round Tanks (Refer to Diagram A)
- For all round tanks, the diameter is more than 3.6 metres; or
- the maximum height is more than 2.4 metres (maximum apex height for sloping/domed top tanks) measured from natural ground surface.

Natural ground surface – finished surface level when the lot was created on the plan of survey.

![DIAGRAM A](image)

Slimline Tanks (Refer to Diagram B)
- For all slimline tanks, the maximum area is more than 10m²; or
- the length is more than 5.0 metres; or
- the maximum height is more than 2.4 metres (maximum apex height for sloping/domed top tanks) measured from natural ground surface.

Natural ground surface – finished surface level when the lot was created on the plan of survey.

![DIAGRAM B](image)

For assistance with lodging a building application with Council, refer to the Building Application Lodgement Checklist.
OTHER APPROVALS

Additional approvals may be required for the proposed work. Please refer to the General Building Guidelines for Residential Properties diagram on the last page of this fact sheet.

FOUNDATION AND INSTALLATION

All prefabricated rainwater tanks should be installed in accordance with the manufacturer’s specifications. Please contact the rainwater tank supplier for more details.

OVERFLOW DISPOSAL

Associated overflow/stormwater from any rainwater tank must be disposed of so it does not create a nuisance to land, buildings and structures in the neighbourhood. The overflow 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 overflow shall be piped to a soakage pit. Soakage pits should be located as far as practicable from buildings, structures and property boundaries. Please refer to Councils example soakage pit drawing.

LOCATION REQUIREMENTS

If a rainwater tank located within the boundary setbacks does not meet the following criteria, a Siting Variation approval will be required.

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 than 2.4 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 are no higher than 2.4 metres 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

- Rainwater tanks can be positioned within 6.0 metres of any road frontage property boundary, providing they do not exceed 1.0 metre in height.

FURTHER INFORMATION

All rainwater tank installation work should be carried out by suitably qualified persons.

Additional links:

- Ipswich City Council applicable fees and charges.
- Home maintenance information from the Queensland Building and Construction Commission (QBCC).
- Forms, fact sheets and publications page on the QBCC website.

DISCLAIMER

The information contained in this document is general in nature, and before relying on the material in any important matters, users should carefully evaluate its accuracy, currency, completeness and relevance for their purpose. This document is not intended as a substitute for consulting the relevant legislation or for obtaining appropriate professional advice relevant to your particular circumstances. The Ipswich City Council does not accept responsibility or liability for any loss, damage, cost or expense incurred as a result of the use of, or reliance on, information contained in this document. These guidelines are not intended to be, and should not be relied upon as, the ultimate and complete source of information on rainwater tanks.

For further information, please contact Council’s Planning and Regulatory Services Department on (07) 3810 6888.
BUILDING APPROVALS 

The following types of building work undertaken on a residential property will require a building permit:

(a) Dwelling/Dual Occupancy (Class 1 habitable)
- any habitable single dwelling or dual occupancy buildings

(b) Decks, Balconies, Verandahs, Awnings and the like
- more than 10m² in area after the building work is completed (e.g. 3.1m x 3.2m); or
- more than 2.4m high; or
- with a mean height of more than 2.1m; or
- longer than 5m along any side; or
- for a deck that is not less or higher than 1m above the deck’s natural ground surface.

(c) Garages, Sheds, Carports, Shipping Containers and the like
- more than 10m² in area after the building work is completed; or
- more than 2.4m high; or
- with a mean height of more than 2.1m; or
- longer than 5m along any side.

(d) Fences and Screens
- exceeding 2m in height above natural ground surface; or
- where part of a swimming pool safety barrier

(e) Retaining Walls
- has a surcharge loading over the zone of influence for the wall;
- the total height of the wall and of the fill or cut retained by the wall is more than 1m above the natural ground surface; or
- the wall is closer than 1.5m to a building or another retaining wall.

(f) Swimming Pools and Spas
- A swimming pool or spa as defined under the Queensland Building Act 1975.

For any other building work, you should consult a building professional for advice regarding the necessity for a building permit.

TOWN PLANNING APPROVALS 

Where a planning approval is required, this must be obtained before a building permit can be issued and may include alternate siting provisions.

Examples of where a planning application may be triggered include:

(a) If the site is located within a Character zone or on a Character listed property;
(b) If the site is affected by a Development Constraint Overlay;
(c) If the building or structure does not comply with the design criteria detailed in the Residential Code or the conditions of a Development Permit.

Further planning related information regarding planning scheme zones and development constraint overlays can be obtained from Council’s Ipswich Planning website.

BUILDING LOCATION ENVELOPE (BLE) 

If the property is subject to a Building Location Envelope (BLE), contact Council’s Planning and Regulatory Services Department on (07) 3810 6888 to determine the extent of work that is permissible within and outside of the BLE.

AMENITY AND AESTHETICS REFERRAL PROVISIONS 

In addition to design and siting provisions, the Amenity and Aesthetics Referral Provisions 2019 apply to particular Class 1 and 10 buildings and structures. Where identified within the provisions, a referral agency response from Council will be required before a building permit can be issued.

Referral items include:
- Demolition or removal of a building or structure;
- Relocation of a building or structure;
- Class 10 buildings or structures exceeding certain dimensions;
- Carports within the prescribed road boundary setback;
- Certain Class 1 and 10 buildings on vacant land;
- Transportable building and structures; and
- Fences and retaining walls.

For further information refer to the Amenity and Aesthetics Referral Provisions 2019 and the following Implementation Guidelines:

1. Transportable Buildings (Shipping Containers, Train Carriages, Demountable Buildings and the like)
2. Overlayed Class 10 Buildings and the like
3. Demolition, Removal or Relocation of a Building

REFFERAL AGENCY ASSESSMENT FOR SITING VARIATION 

For single residential properties, a Siting Variation is required where the proposal does not meet the prescribed design and siting criteria within the Queensland Development Code (QDC), Mandatory Part MP 1.1 or 1.2, except where a separate or concurrent planning approval has been granted for the development.

Dwelling Setbacks 

Road Boundary
Lots 450m² and over
Road boundary setback is 6m.
For corner lots, the minimum secondary road frontage setback is 6m unless a nomination of road frontage including narrow lot concession applies (refer QDC MP 1.2, Table A1).

Road Boundary
Lots less than 450m²
Road boundary setback is as outlined in the QDC MP1.1 Table A1, see below:

<table>
<thead>
<tr>
<th>Street Type</th>
<th>Minimum frontage setback (m)</th>
<th>Minimum side to corner street (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access point/street</td>
<td>3.0</td>
<td>1.0</td>
</tr>
<tr>
<td>Collector street</td>
<td>4.0</td>
<td>2.0</td>
</tr>
</tbody>
</table>

For Street Types definitions refer to MP 1.1.

Side and Rear Boundaries
All lot sizes
The below boundary setbacks apply unless a narrow lot concession applies i.e. lots less than 15m wide (refer QDC MP1.1, Table A2).

<table>
<thead>
<tr>
<th>Height</th>
<th>Boundary Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.5m or less</td>
<td>1.5m</td>
</tr>
<tr>
<td>Up to 2.5m</td>
<td>2m</td>
</tr>
<tr>
<td>Greater than 2.5m</td>
<td>2m plus 0.5m for every 3m or part exceeding 7.5m</td>
</tr>
</tbody>
</table>

Garages, Sheds and Carports

Road boundary setback as per Dwelling setbacks above.
For a new dwelling, a minimum of two (2) car parks must be provided on site in accordance with QDC MP1.1, 2, 4A. This may require an increased setback distance to allow for minimum car park dimensions.

For lots less than 450m² the following additional provisions apply:

1. Garage to be setback from the façade of the dwelling;
2. Garage door width to be the lesser of 6m or 50% of the road boundary width.

For lots 450m² or over an Open Carport, or defined within QDC MP1.1, 2, 4, is permitted to be constructed within the prescribed road boundary setback provided that it meets the criteria set out in MP1.2, A1(c) and A2, and where there is no alternative on-site location for the proposed carport.

NOTE: Amenity and Aesthetics approval is required if the proposal involves more than one carport within the prescribed road boundary setback. OR the carport has a width in excess of 7.5m.

Side and rear boundary setbacks – garages, sheds, carports and the like are permitted to be built up to the side and rear property boundary, provided that:

(a) The maximum height of the building is not more than 4.5m and the mean height is not more than 3.5m; and
(b) The total combined length of all buildings within the prescribed boundary setbacks does not exceed 9m; and
(c) The building is at least 1.5m from the window of each habitable room in an existing building on an adjoining lot.

Retaining Walls, Fences and Screens

The following boundary setback provisions apply except for boundary truncations.

The height refers to the total height of any retaining wall, screen, fence or combination thereof from natural ground surface (i.e. the finished surface level when the lot was created on the plan of survey).

<table>
<thead>
<tr>
<th>Height</th>
<th>Siting Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>2m or less</td>
<td>Up to boundary</td>
</tr>
<tr>
<td>Greater than 2m</td>
<td>Boundary Setbacks apply in accordance with dwelling setback criteria.</td>
</tr>
</tbody>
</table>

NOTE: Any retaining wall, screen, fence or combination thereof which exceeds 2m, regardless of where it is located, will require an Amenity and Aesthetics approval except where a siting variation is already required.

Boundary Truncations

Fences, screens, retaining walls and other structures built within the 6m x 6m corner truncation area are not more than 1m high.

No building or structure over 2m high is built within a 9m x 9m corner truncation.