

RAINWATER TANKS

OVERVIEW

This 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 a class 10b structure under the *Building Code of Australia*.

RAINWATER TANK SIZES

Refer to any Planning approval for the subject lot (if applicable) for relevant tank capacity.

On Demand (full town pressure)

- No tank required unless specified on a building approval

Mixed Demand (trickle feed) - combination of town and rain water

- As specified in a Development Approval

Tank Only (solely rain water)

- Beaudesert/Tamborine area - 45,000 litre
- Boonah area - 45,000 litre
- Ipswich area - 45,000 litre
- Or as specified in a Development Approval
- Reimore Downs

Canungra Rise Estate

- As specified in a Development Approval

Replacement of Existing Water Tanks

If there is a requirement to replace any existing water tanks this can be done by replacing the old with new (same size) or larger. Please note a licenced plumber is required for the disconnection and connection to the new tank and that an application for building work may be applicable. Contact Council for further details if required.

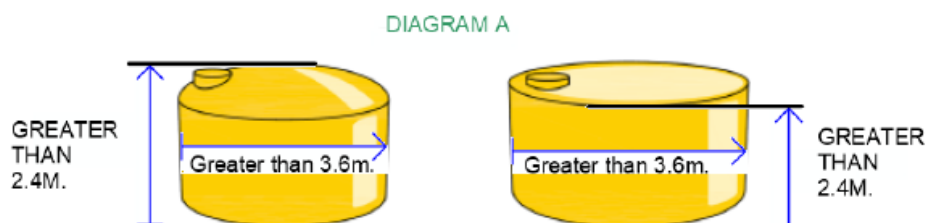
BUILDING APPROVALS

A building approval may be required for the installation of a rainwater tank under the Queensland *Building Act 1975*. All rainwater tank installation work should be carried out by suitably qualified persons.

Approval for Round Tanks is required where: (Refer to Diagram A)

- 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.

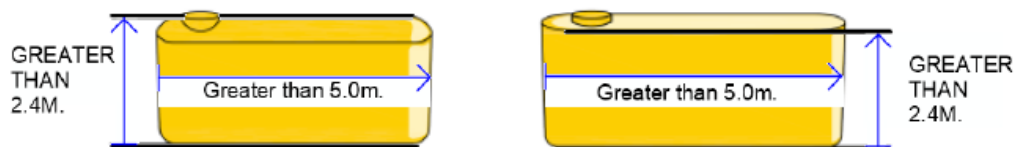


Approval for Slimline Tanks is required where: (Refer to Diagram B)

- 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



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.

LOCATION REQUIREMENTS

If a rainwater tank located within the boundary setbacks does not meet the following criteria, a relaxation to the siting requirements 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 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 are no higher than 3 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

For further information on Rain Water Tanks contact Council's Planning Department or Building Department to discuss.