

Rainwater Tanks



Rainwater tanks are becoming more and more popular and are ideally suited for collection of water for gardens but can also be used for flushing of toilets and in the laundry for clothes washing.

As from 1 July 2006 it is mandatory to install plumbed rainwater tanks (minimum size 1,000 litres) to all new Class 1 buildings or additions/extensions to Class 1 buildings where the roof area of the addition/extension is not less than 50m² and where the addition incorporates a water closet, water heater or a laundry cold water outlet.

SA Water is offering rainwater tank and plumbing rebates to encourage more homeowners to install and plumb rainwater tanks to their homes.

Location of Water Tanks

The preferred location of the water tanks is not forward of the dwelling and installed in areas of your property that will not affect the amenity of your neighbours.

Capacity Requirements

The table overleaf provides guidance as to the capacity of rainwater tanks required for new dwellings and dwelling additions.

The Development regulations 1993

A common question that is asked, "Do we need to get Council Development Approval for our new rainwater tank?" This is determined by the Development Regulations 1993, which states:

The construction of a water tank having a floor area not exceeding 10m², a height not greater than 4 metres above the ground, totally located above ground and being part of a roof drainage system, other than in relation to a State or Local Heritage Place is not development and does not require Council approval. If your tank meets the above requirements you do not need to apply for development approval.

Please note that in the Colonel Light Garden State Heritage Area water tanks are only exempt from Council approval if they meet the following criteria:

A water tank (and any supporting structure) that:

- (i) is part of a roof-drainage system for a building; and
- (ii) has a total floor area not exceeding 6m²; and
- (iii) has no part higher than the eaves on the nearest part of the building; and
- (iv) is situated behind or to the side of the building.



Rainwater Tank Capacity Requirements – Dwelling Additions

Addition Size	Retention (L)	Detention (L)	Secondary Retention (L)	TOTAL (L)
50m ²	1,000	500	500	2,000
100m ²	2,000	500	500	3,000
150m ²	2,500	1,000	500	4,000
200m ²	3,500	1,500	500	5,500

Rainwater Tank Capacity Requirements – New Dwellings

Allotment Size	Retention (L)	Detention (L)	Secondary Retention (L)	TOTAL (L)
350m ²	2,000	2,000	1,000	5,000
400m ²	2,500	2,500	1,000	6,000
500m ²	3,000	2,500	1,000	6,500
550m ²	3,000	3,000	1,000	7,000
650m ²	4,000	4,000	1,000	9,000
750m ²	4,500	4,500	1,000	10,000
850m ²	5,000	5,000	1,000	11,000
950m ²	5,500	5,500	1,000	12,000
1,050m ²	6,500	6,500	1,000	14,000
1,100m ²	6,500	6,500	2,000	15,000
1,200m ²	7,500	7,000	2,000	16,500
1,250m ²	8,000	7,500	2,000	17,500
1,300m ²	8,500	8,000	2,000	18,500
1,350m ²	9,000	8,000	2,500	19,500
1,400m ²	10,000	8,000	2,500	20,500
1,450m ²	9,500	9,500	2,500	21,500
1,500m ²	10,000	10,000	2,000	22,000

Captured stormwater should be managed so that a portion:

- is retained and reticulated to the dwelling's toilet, laundry or hot water system;
- is detained on site;
- is retained via tank storage, soakage trenches, permeable paving, rain gardens etc.

Stormwater managed in this way minimises the amount discharged from the property.

Building Only Approval

Above Ground Water Tank

The construction or alteration of, or an addition to, a water tank (and any supporting structure), other than in a State or Local Heritage place, Historic Conservation Zone/Area or Hills Face Zone, which is:

- part of a roof drainage system
- maximum area 15m²
- wholly located above ground
- maximum height 4m above the natural ground level
- not in front of any part of the building line facing primary street
- Metal tanks to be pre-colour treated or painted in a non-reflective colour

Underground Water Tank

The construction or alteration of, or addition to, a water tank (and any associated pump), other than in a State or Local Heritage place, which is:

- ancillary to a dwelling which is already erected on site
- tank (and any associated pump) is located wholly below the level of the ground

Development Approval Information Required

Should an approval for a rainwater tank be required the following information should be submitted:

- Completed Development Application Form
- Application Fees
- Copy of Certificate of Title
- Powerline Declaration Form signed

Plans **must** be to scale, and should clearly show the following information where applicable:

Site Plan

- Minimum scale 1:200
- North point
- Property and/or boundaries (including dimensions)
- Location, size and nature of **existing** and **proposed** structures, showing setbacks from boundaries
- Detail how the water reaches the tank (if not immediately next to structure)

Elevation Plan

- The elevation of the proposed rainwater tank (please include dimensions)

Floor Plan

- Size of the rainwater tank

Support Details

- Schedule of building materials, finishes and colours
- Overflow details
- Details of any stands supporting the water tank



Building Information

- Specifications and schedules
- Footing construction report (if applicable)
- Structural calculations
- Copy of Building Indemnity Insurance (work >\$12,000)
- Copy of Construction Industry Training Levy Form (CITB) if work >\$40,000

Water Tank Rebates

SA Water offer a rebate on some tanks, please see their website for more details:

<http://www.sawater.com.au>

The information provided is intended to be a summary. All applications will be considered on their individual merits and therefore situations may vary. If you have any development enquires please contact City of Mitcham, Development Services on 8372 8888 or email development@mitchamcouncil.sa.gov.au