

Rainwater Tanks

August 2024

This is a guide only and not intended as a substitute for consulting the relevant legislation or for obtaining of appropriate professional advice relevant to your circumstances.

A rainwater tank is defined as a class 10 building or structure under the *Building Act 1975* and a 10b structure under both the National Construction Code (NCC) and the Queensland Building and Construction Commission (QBCC).

The Queensland Development Code (QDC) defines a **rainwater tank** as a covered tank, or combination of covered tanks, used to collect and store rainwater from a building's roof, that may also be used to store potable water from a reticulated town water supply system for the use when stored rainwater supply is depleted.

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 development approval

Mixed demand (trickle feed) - combination of town and rainwater

- as specified in a Development Approval

Tank only (solely rainwater)

- 45,000 litres; or
- as specified in a Development Approval

Riemoor Downs and Canungra Rise Estates

- as specified in a Development Approval

Replacement of existing rainwater tank

If there is a requirement to replace any existing rainwater 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 information.

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:

- 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 - means the ground surface located at the site of the building, device or structure on the day the first plan of survey showing the relevant allotment was first registered.

Refer Diagram A.

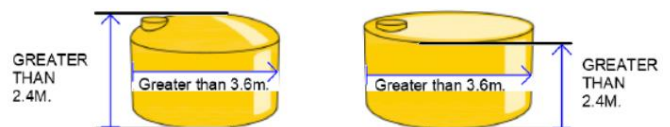


Diagram A

Approval for slimline tanks is required where:

- 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/domes top tanks) measured from **natural ground surface**.

Natural ground surface - means the ground surface located at the site of the building, device or structure on the day the first plan of survey showing the relevant allotment was first registered.

Refer Diagram B.

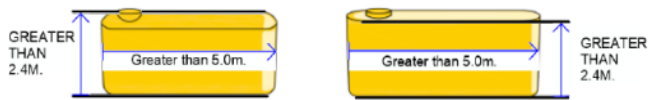


Diagram B

Foundation and installation

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

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 into 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 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.

More information

For further information relating to rainwater tanks, contact Council's Development Assessment and Engineering or Regulatory Services teams on 07 5540 5111.