

Rainwater Tanks

Who should read this guide?

Anyone who is considering installing a rainwater tank on a residential site.

Requirements for the installation of rainwater tanks

Rainwater tanks should be designed and located so they:

- maximise the capture of rainwater from the roof
- minimise any visual impact on the neighbours
- do not detract from the outdoor space around the residence
- are of a colour and finish that complements the existing building(s).

It is preferred that tanks be located so they are not in front of your dwelling and do not affect the amenity of your neighbours.

When is Development Approval not required for installation of a rainwater tank?

A rainwater tank that collects storm water runoff from a roof (other than in respect of a heritage place, which is discussed below) does not require Council approval if it meets the following criteria:

- it has a total footprint/floor area of less than 10m²
- it is located wholly above ground level
- it has no part higher than 4m above natural ground level.

Rainwater tanks that do not meet all of the above criteria need Council approval and a development application must be lodged before installation.

Rainwater Tanks for Heritage Places

If the property is either local or state heritage listed then development approval is required no matter what size tank is proposed.

When is planning approval not required for installation of a rainwater tank?

In some cases, the installation of a water tank will not require planning approval but will require building approval only. This applies to properties that are not located within the Historic (Conservation) zones or do not contain a state or local heritage place.

Building approval only will be required for an above ground tank which:

- is part of a roof drainage system
- has a maximum total footprint/floor area of 15m²
- is wholly located above ground
- has a maximum height of 4m above natural ground level
- is not in front of any part of the building line facing the primary street
- is pre-coloured or painted in a non-reflective colour.

For an underground tank, building approval only will be required if the tank:

- is ancillary to an existing dwelling on site
- is located wholly below the level of the ground (including any associated pumps).

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Rebates and Grants

Council provides support through the Adelaide Sustainable City Incentive Scheme to people who are installing a rainwater tank on a property within the City of Adelaide. The scheme is available to City of Adelaide residents, residential property owners, sporting clubs and community groups.

Full details of the scheme and the eligibility criteria can be found at: cityofadelaide.com.au/takeaction or to discuss your specific requirements call Council on **08 8203 7203** or email incentives@cityofadelaide.com.au

Development Application Requirements

If you wish to install a rainwater tank that requires development approval (or building approval only) from Council then you must submit a development application.

Lodge your Development Application online at: cityofadelaide.com.au/da with the following:

- A Lodgement fee** is required at the time of lodging your application online. Council will invoice you for any other required fees.
- Signed Powerline Declaration Form**
- Copy of Certificate of Title**
- Site Plan**
 - A detailed site plan showing the boundaries of the site: minimum scale 1:200 (1:100 preferred)
 - Approximate north point
 - Boundaries of the site
 - Location of the existing and proposed structures, showing setbacks from boundaries
- Elevation Plan**
 - Elevation of the proposed rainwater tank (please include dimensions)
- Floor Plan**
 - Size of rainwater tank

Supporting Information

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

Building Information (if applying for Building Rules Consent)

- 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 >\$15,000

Further Information

For further information or to discuss your specific requirements, please contact Council's Development Assessment team on **08 8203 7185** or d.planner@cityofadelaide.com.au.