



Holroyd City
Built Around People

Rainwater Tanks

Holroyd City Council Policy



Adopted by Council at its meeting of 16 December 2003.

1. Aim

The aim of this policy is to provide residents, landowners and builders with a complete and clear statement of Council's requirements for establishing rainwater tanks. The policy incorporates and supplements provisions of Development Control Plans 4(A) and 4(B), State Environmental Planning Policy No. 4 and Council resolutions.

2. Definitions

Rainwater tank is a tank designed to capture and store roof water via gutters and downpipes on a building.

Trickle top-up is the slow filling of the tank from the drinking water supply to maintain a certain level of water in the tank during times when the rainwater is not sufficient. It is designed to minimise effects on the reticulated system and allow for a reasonable re-supply into the tank over a period of several hours.

Fully connected rainwater tanks are connected to all outdoor taps (other than one emergency tap near the water meter), all new toilets and a washing machine outlet in all new laundries.

First flush device is a device that causes the initial run-off of any rain to by-pass the rainwater tank to reduce pollutants entering the tank.

Basic rainwater tanks are connected to outdoor taps only (other than one emergency tap near the water meter) for garden watering and car washing.

Major addition to a detached dwelling or dwelling within a dual occupancy development is where the amount of new floor area is greater than the existing floor area to be maintained.

Moderate addition to a detached dwelling or dwelling within a dual occupancy development is where the amount of new roof area is greater than 40m², but is not a major addition.

By pass of the pump involves having the mains water supply connect into the tank water supply using a solenoid device to detect an absence of power to the pump and switch to the mains supply.

Dual feed to a toilet involves running both the tank water supply and the mains water supply to a toilet cistern such that both may be separately turned off or on via a tap.

Non-potable uses are all uses other than drinking, bathing or washing of eating utensils.

3. Application

This policy applies to all tanks fitting within the above definition of rainwater tank for all land within Holroyd City.

4. Where provision of a rainwater tank is mandatory

Fully connected rainwater tanks are mandatory for:

- each new detached dwelling.
- each new dwelling within a dual occupancy development.
- each dwelling involving a major addition (see definition).
- each dwelling within a dual occupancy development involving a major addition (see definition).

These fully connected tanks must be in accordance with the full rainwater tank requirements of this policy and Clauses 13.1 and 19.1 in Development Control Plan No. 4(A) and Development Control Plan No. 4(B) respectively.

Basic rainwater tanks are mandatory for:

- each dwelling involving a major addition, where no new toilet, bathroom or laundry is proposed.
- each dwelling within a dual occupancy development involving a major addition, where no new toilet, bathroom or laundry is proposed.
- each dwelling involving a moderate addition.

These basic tanks must be in accordance with the requirements of this policy.

NOTE: Rainwater tanks are not required for minor additions with a roof area less than 40m².

5. All rainwater tanks

All rainwater tanks must:

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- not collect water from a source other than gutters or downpipes on a building or a mains water supply service pipe.
- be fitted with a first-flush device to remove surface contamination.
- be structurally sound.
- be assembled, installed and maintained in accordance with the manufacturers requirements and any requirements of Sydney Water (including any stand for the tank).
- not be installed over or immediately adjacent to a water main or sewer main, unless it is installed in accordance with any requirements of Sydney Water.
- not be installed over any structure or fittings used by a public authority to maintain a water or sewer main.
- be located behind the front alignment to the street of the building to which the tank is connected.
- contain a warning label indicating that the water is rainwater.
- be fully enclosed and all openings to the tank screened or filtered to prevent entry by foreign matter and creatures.
- be maintained at all times so as not to cause a nuisance with respect to mosquito breeding or overland flow of water.
- not be connected to the main drinking water supply outlets.

6. Pumps to rainwater tanks

Any pump to a rainwater tank must:

- be designed and located so not cause offensive noise disturbance to neighbours.
- not exceed 5dBA above ambient background noise level at the nearest residential property boundary.
- be installed by a licensed electrician (where an electric pump is to be used).

7. Fully connected rainwater tanks as part of a development

Fully connected rainwater tanks must:

- be compliant with all requirements for rainwater tanks and pumps under sections 5 and 6.
- have a minimum total capacity (not including space above the overflow pipe) of 3,000 litres per dwelling (using one or more tank per dwelling) to flush toilets, supply washing machines and for outdoor water use (eg. watering the garden, washing cars and filling pools).
- have a finish of a non-reflective material.
- contain a warning label indicating that the water is rainwater and is not to be consumed.
- not draw rainwater from a roof containing lead-based, tar-based or asbestos materials.
- be built on a self-supporting base (above ground tanks).
- not adversely impact on the amenity of future residents and/or adjoining properties in terms of bulk, scale, design, style, height and location on the site.
- be fitted with a small motorised or electric pump to provide acceptable pressure.
- be installed by a licensed plumber in compliance with Sydney Water plumbing requirements and *the "NSW Code of Practice: Plumbing and Drainage"*.
- be accompanied by a back flow prevention device fitted at the water meter.
- have a trickle top-up system to slowly top-up the tank(s) with mains water.
- have a back up supply of mains water (in the event of power failure or maintenance) via either a by pass of the pump OR dual feed to at least one toilet in the dwelling.
- be designed to draw water from above the anaerobic zone of the tank.
- be constructed in accordance with *Australian Standard AS/NZ 3500.1.2-1998: National Plumbing and Drainage – Water Supply – Acceptable Solutions*.
- be provided with an air gap.
- be provided with an overflow outlet connected to the street drainage system.
- not obstruct any vehicle access to existing or proposed car parking behind the building line.
- not obstruct pedestrian access to the perimeter of the dwelling, and in this regard must be located at least 650mm from any property boundary.

NOTE: Fully connected rainwater tanks may be either above ground or below ground.

8. Basic rainwater tanks as part of a development

Basic rainwater tanks must:

- be compliant with all requirements for rainwater tanks and pumps under sections 5 and 6.
- have a minimum total capacity (not including space above the overflow pipe) of 1,000 litres per dwelling (using one or more tank per dwelling) to water the garden and wash cars.
- have a finish of a non-reflective material.
- contain a warning label indicating that the water is rainwater and is not to be consumed.
- be built on a self-supporting base (above ground tanks).
- not adversely impact on the amenity of future residents and/or adjoining properties in terms of bulk, scale, design, style, height and location on the site.
- where plumbing work is to be undertaken on or for the tank that affects a water supply service pipe of a water main, be undertaken:
 - (a) With the consent of Sydney Water
 - (b) In accordance with Sydney Water plumbing requirements.
 - (c) By a licensed plumber in accordance with the “*NSW Code of Practice: Plumbing and Drainage*”.
- be designed to draw water from above the anaerobic zone of the tank.
- be provided with an air gap.
- be provided with an overflow outlet connected to an approved drainage system.
- not obstruct any vehicle access to existing or proposed car parking behind the building line.
- not obstruct pedestrian access to the perimeter of the dwelling, and in this regard must be located at least 650mm from any property boundary.

NOTE: Basic rainwater tanks may be either above ground or below ground.

9. Rainwater tanks not requiring consent

Rainwater tanks to existing dwelling houses (that are not required as part of a dwelling extension, new detached dwelling or dual occupancy development) may be installed without the need for development consent under State Environmental Planning Policy (SEPP) No. 4, provided it complies with all of the following:

- Compliance with all requirements for rainwater tanks and pumps under sections 5 and 6.
- The capacity of the tank, or combined tanks, on a lot must not exceed 10,000 litres.
- The tank must be prefabricated, or be constructed from prefabricated elements that were designed and manufactured for the purpose of the construction of a rainwater tank.
- The installation of the tank must not involve excavation of more than 1 metre from the existing ground level, or the filling of more than 1 metre above existing ground level.
- No part of the tank or any stand for the tank may rest on a footing of any building or other structure, including a retaining wall.
- In the case of a corner block, the tank must be located behind street side alignments of the building, as well as the street front alignment.
- The tank must not exceed 2.4 metres in height above ground level, including any stand for the tank.
- The tank must be located at least 450mm from any property boundary.
- Any overflow from the tank must be directed into an existing stormwater system.
- Any plumbing work undertaken on or for the tank that affects a water supply service pipe of a water main must be undertaken:
 - (d) With the consent of Sydney Water
 - (e) In accordance with Sydney Water plumbing requirements.
 - (f) By a licensed plumber in accordance with the “*NSW Code of Practice: Plumbing and Drainage*”.

NOTE: The provisions for not requiring consent are based upon SEPP No. 4 and persons are advised to check that the above provisions are currently consistent with the SEPP.

10. Rainwater tanks requiring consent

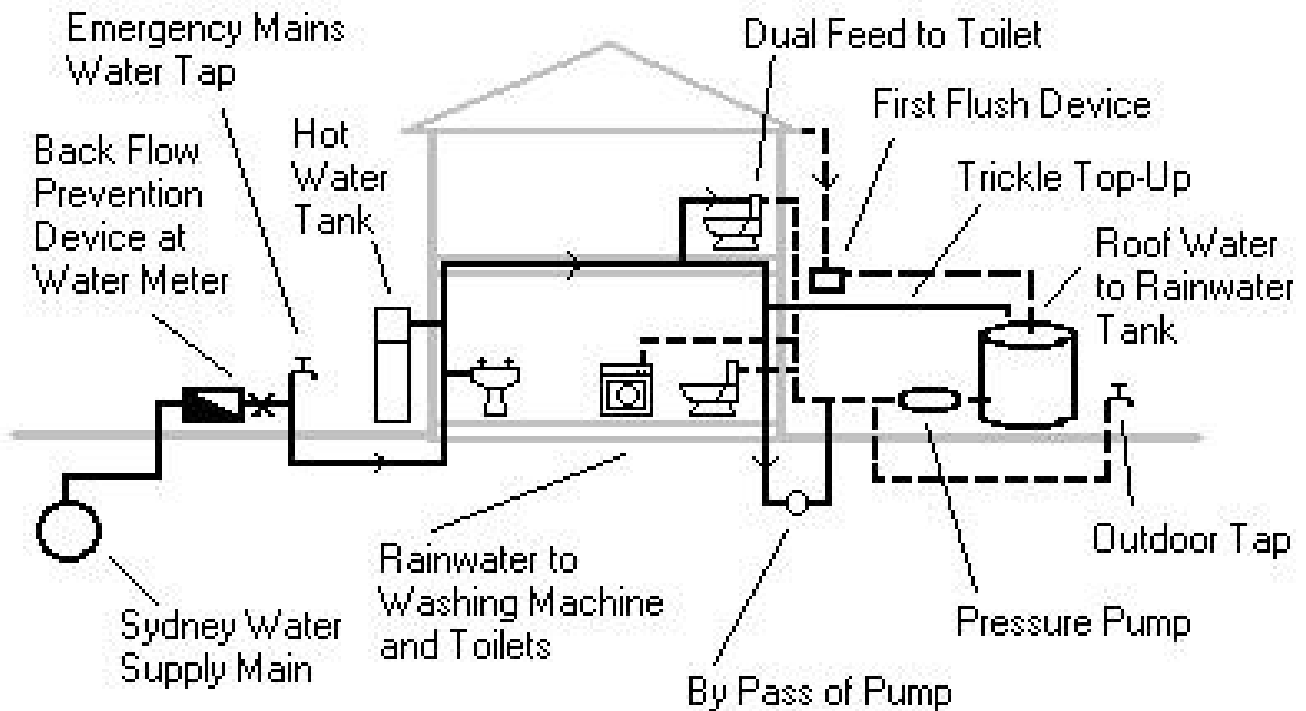
Rainwater tanks to existing dwelling houses that do not meet all of the requirements under section 8 (and that are not required as part of a dwelling extension, new detached dwelling or dual occupancy development) may ONLY be installed with development consent from Council. Tanks will generally be required to comply with all of the requirements for rainwater tanks and pumps under sections 5 and 6. Furthermore, rainwater tanks should be designed and located to effectively:

- minimise impact on the amenity of future residents and/or adjoining properties in terms of bulk, scale, design, style, height and location on the site.
- minimise visual impact on the streetscape and maintain an appearance consistent with the local character.
- avoid impact on any vehicle access to existing or proposed car parking behind the building line.
- maintain an external pedestrian access to the primary private open space from the street.
- have a capacity appropriate to the level of use of the water, without being unnecessarily excessive.
- have no direct impact on adjoining properties resulting from the tank overflow.

11. General advice regarding rainwater tanks

- You should obtain manufacturers details and specifications before lodging any application involving a rainwater tank to Council.
- You should enquire with Sydney Water regarding their requirements before lodging any application involving a rainwater tank to Council.
- NSW Health does not currently recommend the use of rainwater for drinking purposes in Sydney, but does support its use for all non-potable uses.
- Sydney Water supports the use of rainwater. You may wish to contact them and enquire if they are offering any rebate on rainwater tanks.

RAINWATER TANK EXPLANATORY DIAGRAM



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	Drinking Water Supply Pipes
	Rainwater Supply Pipes

12. Rainwater tanks and on-site detention of stormwater

Where a rainwater tank is proposed as part of a residential development, Council will allow modest concessions for required on-site detention (OSD), provided that:

- the rainwater tank capacity (not including space above the overflow pipe) is at least 3,000 litres per dwelling.
- the rainwater tank is fully connected to all outdoor taps (other than one emergency tap near the water meter), all toilets and a washing machine outlet in all laundries.
- all overflows from the rainwater tanks are directed into the OSD discharge control pit.

The average percentage of rainwater tank volume that will be counted as OSD storage, and discounted from other OSD measures, is as follows:

OSD Concession Rates Table

Scenario	(%)Volume of rainwater tank counting as OSD storage
Single dwelling	42*
Duplex [^]	50*
Townhouse	40*
Walk up apartments	32*

Average percentage of rainwater tank volume that can be counted as OSD site in Holroyd

** Minimum OSD requirement will be the greater of the compensated OSD volume or the stormwater flow into the OSD system excluding the area contributing to the rainwater tank.*

[^]Where a rainwater tank and OSD system is provided for each dwelling the reduction in storage for each system shall be at the same rate as for a single dwelling.

NOTE: Refer to Council's On-Site Detention Policy for more details on the concessions and OSD requirements.

TYPICAL RAINWATER TANK CONFIGURATION DIAGRAM

