



RAINWATER TANKS

The installation of rainwater tanks should be designed and located so they:

- Maximise the capture of rainwater from the roof;
- Dispose of overflow stormwater so as not to cause any adverse impact to buildings on your property or to the land and/or buildings on adjoining properties;
- Minimise any visual impact on the neighbours;
- Do not detract from the outdoor space around the residence; and
- Are of a colour and finish that compliments the existing building(s).

Tanks should not be placed on or near retaining structures unless the affected retaining structure has been engineered to withstand the loads.

Do I need Council approval to install a rainwater tank?

In some circumstances rainwater tanks which meet certain criteria do not constitute development under the Development Act 1993, and therefore do not require Development Approval from Council.

Rainwater tanks meeting the following criteria do not require Development Approval:

- Is part of a roof drainage system;
- It has a total floor area not exceeding 10 square metres;
- Is located wholly above ground; and
- Has no part higher than 4 metres above the natural surface of the ground.

Rainwater tanks for Heritage Places

If the property is either local or state heritage listed then development approval is required regardless of the proposed size.

When is Building Consent Only applicable?

In some cases, the installation of rainwater tanks will not require Development Plan Consent but will require building consent only.

This occurs for an above ground tank when:

- It is part of a roof drainage system;
- It has a total floor area not exceeding 15 square metres;
- It is located wholly above the ground;
- It has no part higher than 4 metres above the natural surface of the ground;
- It is not positioned in front of any part of the building line facing the primary street; and
- It is pre-coloured or painted in a non-reflective colour.

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

- Is ancillary to an existing dwelling on site; and
- Is located (and any associated pump) wholly below the level of the ground.

Want to know more?

The above information is advisory only and intended as a guide to give you a general understanding of the key points associated with the development assessment system. It is recommended that you seek professional advice or contact the City of Victor Harbor regarding any specific inquiries or for further assistance concerning the use and development of land. Being properly prepared can save you time and money in the long run.

While care has been taken to ensure the accuracy of material contained in this publication, no responsibility will be accepted for any errors or omissions.

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