

RAINWATER TANKS

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No specific Planning Permit is required for rainwater tanks up to 4,500 litres when installed to residential properties, except for areas covered by the Heritage Overlay. However, a permit may be required where a rainwater tank is to be installed within a multi-unit development or where an existing planning permit requires approval for additional building works and each case needs to be assessed separately. If in doubt, please contact the Town Planning Division.

A rainwater tank is not classifiable in accordance with the Building Code of Australia. However, under the *Building Regulations 2018*, it is building work associated with a Class 1a dwelling and consequently the rainwater tank would be required to have an overflow connected to the storm-water drainage system by a registered or licensed plumber & drainer. If constructed on a stand, then it must meet the structural performance requirements of the Building Code.

A rainwater tank must not be constructed over an easement without Council and Water Authority consent. Also, it must be setback from the side or rear boundary by a minimum 500mm when to a height not exceeding 3.6m, unless on a southern allotment boundary affecting north facing windows on an adjoining allotment, then a maximum height of 2.5m at that distance, otherwise 1.0m away. It should not be built within the 7.6m frontage setback or the 2.0m side street setback without the 'Report and Consent' of Council. Any queries, please contact the Council's Building Unit.

GREY WATER

Grey water consists of non-toilet wastewater including wastewater from showers, baths, spas, hand basins, washing machines, laundry troughs, dishwashers and kitchen sinks. "Blackwater" is toilet water that is contaminated with faeces and urine.

A significant amount of wastewater is generated by households that can be redirected to the garden for watering. However "blackwater" should never be reused nor should water from kitchen sinks and dishwashers, or water used to wash soiled nappies.

If installing a system to collect, store and treat greywater then a septic tank permit is required from Council and the system must meet Environment Protection Authority (EPA) Guidelines.

If using greywater through a diversion system that does not store and treat the water then no permit is required. However, consent from Yarra Valley Water or South-East Water needs to be obtained and all works are required to be carried out by a licensed plumber. It is important to ensure that greywater is used correctly as the owner or occupiers of a property may expose themselves to legal liability if a public health hazard, nuisance or environmental hazard is created.

Additional information on re-use options for greywater is available from the following web sites:

- <https://www.epa.vic.gov.au/for-community/environmental-information/water/about-wastewater/about-greywater>

- <https://www.epa.vic.gov.au/for-community/environmental-information/water/stormwater/harvest-stormwater>

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