



GUIDANCE FOR RAINWATER TANKS

Many subdivisions in Sorell and Midway Point have included covenants to be included in the title documents that require owners to install rainwater tanks. Some covenants required rainwater tanks to be plumbed into toilets and laundry.

To achieve consistency and ensure that rainwater tanks help manage stormwater flows from the site, installation of the following is deemed to be sufficient for compliance with any rainwater tank covenant.

- a) A minimum 2,500 litre rainwater tank; and
- b) 25mm orifice set at the 1000 litre level.

The new requirement ensures that there is at least 1,500 litres of initial water storage during a rain event. This onsite retention helps protect the operation of Council's stormwater network and reduces the risk of flooding.

Plumbing and pumps to connect the rainwater tank to toilets or laundry can be costly and exceed the benefits of reduced water consumption. For this reason, covenants requiring connection will not be enforced.

You may, however, choose to pump stored water to your garden, toilets or laundry.

Most rainwater tanks that are connected to toilets have a float within the tank to top up the storage with TasWater reticulated supplies if the volume falls below a certain level (often 1,000 litres).

An alternative approach is a 'rains to mains' type systems which have a manual or automatic switch between stored rainwater tank water and mains water. The system blocks mains water inflow where there is sufficient storage in the rainwater tank. When volumes are low, the system will switch to mains water. Automatic switches are either floats or pressure based. Some automatic switches are hydraulic and require no electricity. By allowing the tank to fully drain these systems maximise water savings.