

Rainwater Tank



At Birdwood Estate in Cowaramup, we're committed to sustainable living. As part of our planning requirements, all new dwellings must be fitted with an under-eave rainwater tank with a storage capacity of at least 2,500 litres—or 5,000 litres on R10 lots—plumbed into the home between the overflow and the slow-release pipe. This initiative reduces reliance on mains water and supports a greener, more self-sufficient lifestyle.

Rainwater tanks are an excellent way to lower your household water bills while contributing to broader environmental benefits. When connected to your home, these tanks can save up to 20% of the average in-house water use annually. Wise water management preserves drinking water supplies, reduces energy costs associated with water treatment and pumping, and helps combat air pollution by lowering energy demand.

What are the benefits to me?

By installing a rainwater tank as part of your new home at Birdwood Estate, you'll enjoy:

- Reduced water bills through lower mains water use
- Flexibility to wash your car or water your garden whenever you choose
- A contribution to preserving drinking water supplies and easing pressure on wastewater systems
- Decreased stormwater runoff, reducing local flooding and erosion
- A smaller environmental footprint through sustainable resource use
- Cleaner water free from soil contaminants often found in groundwater
- Added property value with a modern, eco-friendly feature

Where should I place my tank?

Your rainwater tank will be installed under the eaves of your home, designed to blend seamlessly with your property. It requires a stable base—such as paving, concrete, or sand—and can be colour-matched to your house. The exact location will depend on available space and plumbing needs. Your architect or builder can assist in finding the best spot.

When is the best time to install a tank?

Installing your rainwater tank during construction is recommended. Planning ahead allows for pipework, power points, and the tank base to be set up efficiently, saving you time and money. Your builder can guide you through the process.

How can I use the rainwater?

Your under-eave tank will be plumbed into your home, making it perfect for appliances like toilets and washing machines, as well as outdoor tasks like garden watering and car washing. This setup ensures regular use throughout the year.

Is the water safe to drink?

For drinking, cooking, or bathing, water quality matters. Your tank should prevent contamination from microorganisms or chemicals. We recommend a First Flush Diverter to redirect initial roof runoff and a mesh covering to block debris. Regular maintenance of the system—from roof to tank to tap—keeps the water safe and reliable.

Will it reduce my water bills?

Yes, a plumbed-in rainwater tank lowers your reliance on mains water, cutting your bills over time. High-use appliances like toilets and washing machines benefit most, making this a cost-effective choice.

Where can I get a tank?

Local suppliers can help you select a tank that meets Birdwood Estate's requirements. Ask your builder for recommendations to get started.

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