

Building Information Sheet - Water Tank

What is a water tank?

A water tank is a container for storing water for domestic and industrial purposes. Water tanks provide storage of water for use in many applications, such as drinking water, irrigation, fire suppression and agricultural farming with livestock and crops. A water tank can be constructed out of steel, fibreglass, stone concrete or plastic. Water tanks are a class 10b structure.

Do I need a Building Permit?

Yes, a Building Permit is required for a water tank that is more than 5000L in capacity or taller than 1.8m. A water tank that is not constructed directly on the ground may require a permit, regardless of size.

A water tank should only be installed in the rear yard of the property, and not visible from primary or secondary streets.

A Planning approval may be required for water tanks. Please consult the City's Planning department on 9394 5000 or via email at info@armadale.wa.gov.au for clarification.

For more detailed information on how to apply, please visit <https://my.armadale.wa.gov.au/service/apply-for-building-approval>.

Do I need to be a registered builder?

No, you do not require a builder's registration to install a water tank.

What is a certified application?

A certified building permit application must be accompanied by a Certificate of Design Compliance BA3 form (CDC) issued by a registered, independent building surveyor. A certified application can be submitted for all residential and commercial structure types.

The City has up to 10 business days to assess a certified application, unless further information is required.

What is an uncertified application?

An uncertified application is submitted to the City for assessment against relevant building standards by one of the City's registered building surveyors. A CDC will be issued by the City. An uncertified application can only be submitted for class 1a and class 10 structures.

The City has up to 25 business days to assess an uncertified application, unless further information is required.

How long is my permit valid for?

A building permit issued by the City of Armadale is valid for two years from the date on which it was granted. If more time is required to complete the building works, you can make an application for an extension of time. To apply for an extension of time, please visit <https://my.armadale.wa.gov.au/service/apply-for-building-approval>.

What happens when I have completed my building works?

The nominated builder on the Building Permit must submit a Notice of Completion BA7 form to the City within seven days of completing the prescribed building works. To submit a Notice of Completion, please visit <https://my.armadale.wa.gov.au/service/apply-for-building-approval>.

Building Application Checklist - Water Tank

A completed application form - A 'BA1 - Application for Building Permit - Certified' or 'BA2 - Application for Building Permit - Uncertified' form. - Application form to be completed in full and signed by the nominated builder and applicant - Application forms are available from the Department of Local Government, Industry Regulation and Safety's (LGIRS) website https://www.wa.gov.au/organisation/departments-of-local-government-industry-regulation-and-safety	
Certificate of Design Compliance (certified application only) Issued by a registered building surveyor practitioner	
Payment of fees Refer to the City's 'Building Services Information Sheet - Fees & Charges' on the City's website https://my.armadale.wa.gov.au/service/apply-for-building-approval.	
Construction Training Fund (CTF) Levy receipt - Required for building works with a value greater than \$20,000 - If the CTF levy is applicable, please visit https://ctf.wa.gov.au/levy to make payment - Please provide a copy of your CTF levy payment receipt with your building application submission.	
Site plan to scale (1:200) showing - Location of the proposed water tank - Location of all existing structures on the property (if applicable) - Measurement from the boundaries to the proposed water tank - Location of septic tanks and leach drains (if applicable)	
Construction details to scale (1:100) showing - Detailed floor plan and elevations - Cross-section details	
Structural engineer's certification	
Approval from the City's Planning Department (if applicable)	

This information sheet is intended as a guide only. The City disclaims any liability for any damages sustained by a person acting on the basis of this information.

For further information contact **Building Services** on **9394 5000**.