

Building Information Sheet - Water Tank

What is a water tank?

A **water tank** is a **container used for storing water** for domestic and industrial purposes.

Water tanks provide storage for water used in applications such as:

- **Drinking water**
- **Irrigation**
- **Fire suppression**
- **Agriculture (livestock and crops)**

Water tanks can be constructed from **steel, fibreglass, stone, concrete or plastic**. They are classified as **Class 10b structures**.

Do I need a Building Permit?

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 **Building Permit regardless of size**.

Water tanks should only be installed in the **rear yard** of the property and **must not be visible from primary or secondary streets**.

Planning approval may also be required for water tanks. Please contact the City's Planning Department on **9394 5000** or email info@armadale.wa.gov.au for clarification.

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

Do I need to be a registered builder?

No, a builder's registration is **not required** 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)** issued by a **registered independent building surveyor**.

- Can be submitted for **all residential and commercial structure types**
 - Assessment time: **up to 10 business days** (unless further information is required)
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What is an uncertified application?

An **uncertified application** is assessed by the **City's registered building surveyor**, who issues the **Certificate of Design Compliance**.

- Only applicable for **Class 1a and Class 10 structures**
 - Assessment time: **up to 25 business days** (unless further information is required)
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How long is my permit valid for?

A **Building Permit** issued by the City of Armadale is **valid for 2 years** from the date of issue.

If additional time is required, you may apply for an **extension of time**:
<https://my.armadale.wa.gov.au/service/apply-for-building-approval>

What happens when I have completed my building works?

The **nominated builder** must submit a **Notice of Completion (BA7 form)** to the City within **7 days of completing the prescribed building works**.

To submit a Notice of Completion, visit:

<https://my.armadale.wa.gov.au/service/apply-for-building-approval>

Important Information

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

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

Building Application Checklist - Water Tank

Application Form Requirements A completed application form is required, being either: • BA1 - Application for Building Permit (Certified), or • BA2 - Application for Building Permit (Uncertified) The application form must be: • Completed in full, and • Signed by both the nominated builder and the applicant Application forms are available from the Department of Local Government, Industry Regulation and Safety (LGIRS) website: https://www.wa.gov.au/organisation/departments/departments-of-local-government-industry-regulation-and-safety	
Certificate of Design Compliance (certified application only) • Issued by a registered building surveyor/practitioner • Include all documentation as referenced on the Certificate of Design Compliance	
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 \$100,000 • If applicable, payment must be made via: https://ctf.wa.gov.au/levy • A copy of the payment receipt must be included with the application	
Site plan to scale (1:200) showing: • Location of the proposed water tank • Location of all existing structures on the property • Setbacks and measurements from 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)	

Minimum Documentation Requirements

Sample plans attached illustrate the minimum level of detail required for an assessment by the City. If you are unable to provide this detail, you will need to engage the services of a reputable draftsman to assist you.

LOT BOUNDARY

PROPOSED WATER TANKS
CAPACITY eg. 2x10,000L

NO TREE REMOVAL ASSOCIATED WITH THE WORKS

EXISTING SHED

EXISTING RESIDENCE FFL00c

REAR SETBACK

SIDE SETBACK

LOT BOUNDARY

LOT BOUNDARY

STREET

SITE PLAN - WATER TANK

1:200

TANK DIAMETER

PLAN & ELEVATION

1:50

CAPACITY (e.g., 10,000L)

OVERALL HEIGHT

Applicant Instructions:
Show the water tank location, dimensions, setbacks to boundaries, and all existing structures.

For sloping sites, ground levels must be shown using contour lines at 0.5m intervals for accuracy, with a maximum interval of 1m acceptable.

Water Tank Details
Water Tank type: above-ground, below-ground, or partially buried
Material: plastic, steel, or concrete
Dimensions: diameter, length, and height
Capacity: e.g., 6,000 L, 10,000 L
Colour: specify the tank colour

Easements
Drainage easement: The City will not approve any structure over a City drainage easement or storm water pipe line.

Sewer/Power easement: Ensure approval is obtained from the relevant authority before lodging the building application.

Effluent Disposal:
A site plan showing the location of the effluent disposal system is required. The development is to maintain the required setbacks from this system: 1.8 m from a leach drain, 1.2 m from a septic tank or ATU, and the required distance from the irrigation area to comply with the Health Regulations, unless health approval is obtained.

Planning Approval:
Applicants are responsible for confirming whether planning approval is required prior to lodging a Building Permit application

CITY OF Armadale

PROJECT NAME & LOT ADDRESS :

Proposed Water Tank

Lot Number XX, # Street Name
Suburb, WA 6112

Drawn | Checked | A L | A F

REVISION NO.

1

DRAWING NO.

1/1