

### APPLICATION FOR BUILDING PERMIT

An uncertified BA2 application form is required to be submitted for the construction of all water tanks exceeding 5000 litres, together with all plans and technical specifications as details on the following pages. Water Tanks less than 5000 litres do not require a Building Permit under the Building Regulations 2012.

### WHEN DO YOU REQUIRE APPROVAL FOR A WATER STORAGE TANK

Where water storage tanks are to be provided on any property they are subject to the owner or builder obtaining a Building Permit. Such tanks should be of sufficient capacity to serve the needs of the particular property where they are to be located. Under the Shires Local Planning Scheme No. 6 (LPS6), the capacity should be a minimum of 120,000 litres, if scheme water is not provided.

### BUSHFIRE PRONE AREAS

There may be no pressure for scheme water in a bushfire. Water tanks provide an independent water source. They should have a 50mm Camlock compatible with fire truck fittings. An additional storage capacity of 10,000L is required in bushfire prone areas, which may be combined with the household supply.

### DETAILS TO BE SUPPLIED:

Plans of the proposed rainwater tank are to include:

1. A site plan, clearly indicating the proposed setbacks of the structure from the property boundaries. All buildings must be located within the designated building envelope on lots that require or have a designated building envelope.
2. A floor plan and elevations of the tank and roof indicating the height and width of the tank and the locations / spacing of the roof trusses;

Structural details of the tank and roof which include:

- a) All material thicknesses, grades and dimensions;
  - b) The design and location and/or spacings of members, for both the walls and the roof;
  - c) All structural fixing details, including specific bolting and screw specifications. Details such as connection of wall sheets horizontally and vertically, connection of trusses to walls, fixing of the sheets to the trusses, etc.
3. A Structural Engineer is to provide written certification that the water tanks and roofs are structurally adequate and that they have been designed in accordance with all relevant Australian Standards. The certification should clearly state the range of tanks covered by the certification and should be referenced to the associated plans.

### CERTIFICATE OF DESIGN COMPLIANCE FORM BA3

The Building Surveyor Practitioners at the Northam Shire will issue a Certificate of Design Compliance with the Building Permit. This certificate ensures that the water tank complies with relevant Australian Standards and Building Code of Australia.

## Information Sheet Water Tanks

### INFORMATION REQUIRED FOR A BUILDING PERMIT APPLICATION FOR WATER TANKS

Please tick each box once you have included it in your application. Your completed application can be emailed (with all plans and items listed below) to [records@northam.wa.gov.au](mailto:records@northam.wa.gov.au).

- Building Permit Application – Uncertified Form BA2. Completed and signed by builder/owner builder/s. See information sheet or on the Building Commission website “Lodging a Uncertified Building Permit Application”.
- Construction Training Fund Levy (If value of construction exceeds \$20,000). The CTF Levy can be completed online at: <https://ctf.wa.gov.au/industry/bcctf-levy/>. Refer to the ‘Payment of the Levy’ Section.
- BA 20 Form “Notice and Request for Consent to work affecting other land” is required if the “notifiable event” may affect adjoining land. A guide to understanding when a Notice and Request for Consent is required can be viewed and downloaded on the Building Commission website.

### PLANS

*General note: A complete sets of plans and engineering design details must be submitted with your application. All plans and details must be legible, drawn in ink to scale (not in pencil) and include the Lot address and owner details. Plans and your application should be submitted electronically where possible.*

**Site Plan (minimum scale 1:200)** Larger lots e.g. 2 hectares and over may be 1:500 with a detail of the building area at 1:200.

- Clearly indicate all property boundaries, boundary dimensions, existing buildings and building envelope (for Rural Residential and Rural Small Holdings Zones). The setback requirements for General Agriculture Zones are 20 metres from any boundary.
- A permanent datum point, contours, spot levels and feature survey of the property (may be required to be carried out by a Licenced Land Surveyor)
- Position of Effluent Disposal system (Unsewered Areas only)
- Clearly indicate the distance from the existing buildings and property boundaries to the proposed Water Tank
- Height, depth and extent of proposed earthworks
- Existing Sewer and Storm water drains and/or easements
- Locations and heights of stabilised embankments e.g. retaining wall(s)
- North point

### Floor Plan (scale 1:100)

- All Dimensions of proposed water tank
- Location of overflow point and method of disposal of overflow as per the property’s approved stormwater disposal method

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### Elevations (scale 1:100)

- Existing ground level and proposed finished floor and ground levels
- Height of walls
- Types of materials used
- Roof frame details

### Cross Sectional View (scale 1:100)

- Finished ground level
- Type of sub-floor structure e.g. concrete footing and slab or frame
- Roof frame details e.g. Steel truss.

### STRUCTURAL ENGINEERS DETAILS

- Your plans, details and specification must be certified by a Practising Structural Engineer. (The tank manufacturer may be able to supply structural engineer's certification)
- Specifications for earthworks, foundations, drainage and materials to be used

### REQUIRED WATER TANKS (For Properties Without Scheme Water)

*General note: Properties without scheme water are required to have a minimum 120,000 litre water tank prior to the construction of the dwelling.*

A separate Building Permit can be obtained for a water tank, or it may be submitted with the Building Permit application for a dwelling.

### Notes:

- Building approval is required when the retaining walls are greater than 500mm in height.
- Easements & Restrictive Covenants - It is recommended you check the Certificate of Title to ascertain whether the property has any easements or restrictive covenants before submitting your Building Permit application
- This document is intended as a guide only to assist in your application.