

CITY OF BELMONT

Rainwater Tanks

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What is a rainwater tank?

A rainwater tank is a tank designed to collect and store rainwater runoff.

When is Development (Planning) Approval required?

Development Approval is required when the rainwater tank:

- Does not comply with the 'Deemed-to-Comply' provisions of the Residential Design Codes of Western Australia (Refer to clause 5.4.4);
- Is included in the Heritage List Clause 7.1 of the Local Planning Scheme 15;
- Is on a lot with an area less than 260sqm;
- Is located on a lot in a Special Precinct Development;
- Is located on a lot which is within, or abuts, the Swan River Trust Development Control Area (DCA), or in the opinion of Council is likely to impact the quality of waters in the DCA (generally properties adjacent to the Swan River/Foreshore).

When is a Building Permit required?

A Building Permit is required for all rainwater tanks with a capacity exceeding 5000 litres.

Although a Building Permit may not be required for a rainwater tank, consideration should be given to the surcharge loading of the water tank on any existing adjoining structures.

Important Information:

- Where an application for a Building Permit Uncertified or Certified is lodged that also requires Development Approval, a Building Permit (where fully compliant) cannot be issued until the Development Approval has been granted.

What do I need to submit to the City for approval?

Planning

Where a Development Approval is required:

- A completed 'Application for Approval to Commence Development', associated documentation and payment of statutory fees are required on lodgement. Please refer to the City's website for further information on Planning Services requirements.

CITY OF BELMONT

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Building

- A completed Form BA1 Application for a Building Permit – Certified* or Form BA2 Application for a Building Permit – Uncertified;

**A Form BA1 must be accompanied with a Form BA3 Certificate of Design Compliance issued by a registered Building Surveying Contractor.*

- Payment of Statutory fees (please refer to the Building Fee Schedule);
- Completion of a Construction Training Industry Fund levy form if the estimated value of the works exceeds \$20,000;
- Two copies of a site plan (minimum scale 1:200) showing the location of all existing and proposed structures, proposed setbacks, existing and proposed finished ground levels, easements, etc.;
- Manufactures structural details of the proposed rainwater tank.

Lodging Your Application

Applications can be lodged at the Customer Services counter at the City of Belmont Civic Centre, via the mail, or can be submitted online through the City's Planning and Building Online Application Portal (please check the City's website for further details).

Useful Links

Building Commission

<http://www.commerce.wa.gov.au/building-commission>

WA Planning Commission – Residential Design Codes

<http://www.planning.wa.gov.au/Residential-design-codes.asp>



For further information, please contact the City's Building Services on 9477 7425.

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