

RAINWATER TANKS AND STORMWATER

This information sheet is designed to guide applicants through the process of obtaining a building permit for the installation of a rainwater tank with a capacity exceeding 5,000 litres. It also provides key details regarding the requirements for stormwater management on your property in Western Australia.

DO I NEED A BUILDING PERMIT?

Yes, in Western Australia, you are required to obtain a building permit if you plan to install a rainwater tank with a capacity greater than 5,000 litres. This applies to tanks installed above or below ground. The permit ensures that the installation complies with structural, safety, and planning requirements.

STEPS TO APPLY FOR A BUILDING PERMIT

Complete and sign an Uncertified (BA2) Building Permit application:

Available here: [BA2 – Application for building permit – Uncertified](#)

Prepare Your Application: Ensure that the following documents are included with your application:

- **Completed Application Form:** Available through the above link or in-person at our Administration office.
- **Site Plan:** This must show the location of the rainwater tank in relation to property boundaries, existing structures, septic systems or sewer connections and any easements. Rainwater tanks must have a minimum clearance of 1.8 metres from leach drains and 1.2 metres from septic tanks.
- **Structural Drawings:** Provide details of the tank's dimensions, materials, foundations, proposed earthworks and supports.
- **Engineering Certification:** All rainwater tanks will need structural engineer certification, particularly if it is elevated or located on a slope. This is typically available from the manufacturer.
- **Stormwater Management Plan/Detail:** Demonstrating how stormwater will be contained and managed on-site.

Submit Your Application: Applications can be submitted via email to: enquiries@denmark.wa.gov.au or in person at the Shire Administration office. This includes payment of all required application fees, which may vary depending on the total price estimate of the work. Building permit applications either certified or uncertified are usually assessed and approved within 10 business days.

ADDITIONAL CONSIDERATIONS

Planning Approval: Depending on your property's zoning and/or the location of the rainwater tank, you may also need to obtain planning approval. Check with our Development Services team to determine if this applies to your situation. A building Permit will not be issued without the appropriate approvals or comment from the Shire of Denmark Development Services team.

Notice of Completion: Under the *Building Act 2011*, the owner or builder must notify the Shire that the work is completed by submitting a [BA7 – Notice of completion](#), which will be attached to your building permit.



STORMWATER MANAGEMENT REQUIREMENTS

In Western Australia, it is a legal requirement under the *Local Government Act* to manage all stormwater on your property to prevent runoff onto neighbouring properties or public spaces. When installing a large rainwater tank, you must consider how it will impact your site's stormwater management.

It is the landowner's responsibility to manage stormwater runoff from buildings, hard stand (impervious) areas and gardens within the property boundary. Stormwater management systems should be designed as per the following Shire of Denmark requirements:

- **Class A** lots (sandy free draining soil) must attenuate and infiltrate stormwater into the surrounding sand to the volume of 1m^3 per 100m^2 of impervious area. Perforated soakwells and/or rain gardens may be used to achieve the required rate of attenuation.
- **Class S – Class P** lots (clay and/or reactive ground) must provide stormwater storage to the volume of 1m^3 per 65m^2 of impervious area. Sealed soakwells, rainwater tanks and/or rain gardens may be used to achieve the required rate of attenuation. Property owners may be permitted to discharge attenuated stormwater into the Shire's road drainage network where suitable/available.
- **Commercial and Industrial Sites** must provide stormwater storage to the volume of 1m^3 per 65m^2 of impervious area. Property owners may be permitted to discharge attenuated stormwater into the Shire's road drainage network where suitable. Prior to design, contact the Shire's Development Services team to confirm if there are any additional conditions or restrictions specific to the property.

During extreme rain events, storage capacities may be exceeded. Therefore, when designing a stormwater management system, consider providing safe overland flow route/s to direct excess runoff away from buildings and/or adjoining properties. Runoff may be directed towards road and/or drainage reserves where suitable.

Stormwater Containment:

- **On-Site Disposal:** You must ensure that all stormwater, including overflow from the rainwater tank, is contained within your property. This may involve the use of rainwater tanks, soak wells, infiltration trenches, or rain gardens. Stormwater is not allowed under any circumstance to enter an adjoining property.
- **Downpipes and Gutters:** Ensure that your downpipes are connected to the rainwater tank and that any overflow is directed into the stormwater system on your property.
- **Overflow Management:** Design your system to manage heavy rainfall events, ensuring that overflow does not cause erosion, flooding, or waterlogging.

This document is intended as a guide only to assist applicants. For any further information please contact the Shire of Denmark. Please note, additional information may be requested upon assessment of your application.

