

BUILDING INFORMATION SHEET

Water Tanks (Class 10b)

A Breath of Fresh Air

Definition

A water tank is a container designed to store water for various purposes, including domestic, agricultural, industrial, or firefighting use

Frequently Asked Questions

When is a Building Permit required for a water tank?

A Building Permit is required for any water tank with a capacity greater than 5,000 litres.

Can I build a water tank as an owner-builder?

Yes. Water tanks are exempt from requiring a registered builder, meaning they can be installed by an owner-builder.

How long will my Building Permit application take to process?

Processing times depend on the type of application and whether all required documentation is submitted at lodgement.

- Certified Applications (BA1): Processed within 10 working days from the date of lodgement.
- Uncertified Applications (BA2): Processed within 25 working days from the date of lodgement.

If additional information is requested, applicants will be notified and required to provide the information before the application can be determined.

Setback Requirements for Water Tanks

Residential Properties

- Water tanks are not generally permitted within the front setback area (front yard).
- The minimum front setback is determined by the primary street setback listed under Column 7, Table B of the [Residential Design Codes \(R-Codes\)](#) for your property's density coding.
- On corner properties, water tanks must be located at least 1.5 metres from the secondary street boundary.
- Side and rear setbacks must comply with Table 2a of the R-Codes, calculated based on wall height and wall length.

If your proposed setbacks are less than the requirements above, a [Development Application](#) must be submitted to the Shire for assessment.

Additional [planning fees and charges](#) will apply.

Rural Residential Properties

Water tanks must be located at least:

- 20 metres from the front and rear boundaries, and
- 10 metres from side boundaries.

Any variation to these setbacks will require Development Approval from the Shire before a Building Permit can be issued.

Rural and Priority Agriculture Zones

Water tanks must be located at least 20 metres from all property boundaries.

Any proposal seeking a reduced setback must obtain Development Approval from the Shire prior to the Building Permit assessment.

Other Zones

For properties in zones not listed above, please contact the [Shire's Planning Department](#) for further advice.

Building Permit Application

For a complete list of required documents and forms to accompany a Building Permit application, please refer to [Building Applications Forms and Checklists](#)

Disclaimer

This information sheet is provided as generalised information. While the Shire of Harvey aims to keep the content of this document current and accurate, the Shire accepts no responsibility or warranties for actions taken based on the information provided.

The Shire of Harvey encourages you to seek professional advice before acting on any information contained in this document.

Please contact the [Shire of Harvey](#) if you have any questions.

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