

DID YOU KNOW?

Ask your tank supplier to give you a copy of the standard engineering drawings and specifications for the tank you have purchased.

This will make the approvals process much easier for you!



MORE INFORMATION:



www.plantagenet.wa.gov.au

Find policies, application forms, and other planning & building information. You can also make an online enquiry.

CONTACT US:



(08) 9892 1111



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This information is provided as a general guide only - please contact us before starting your project.



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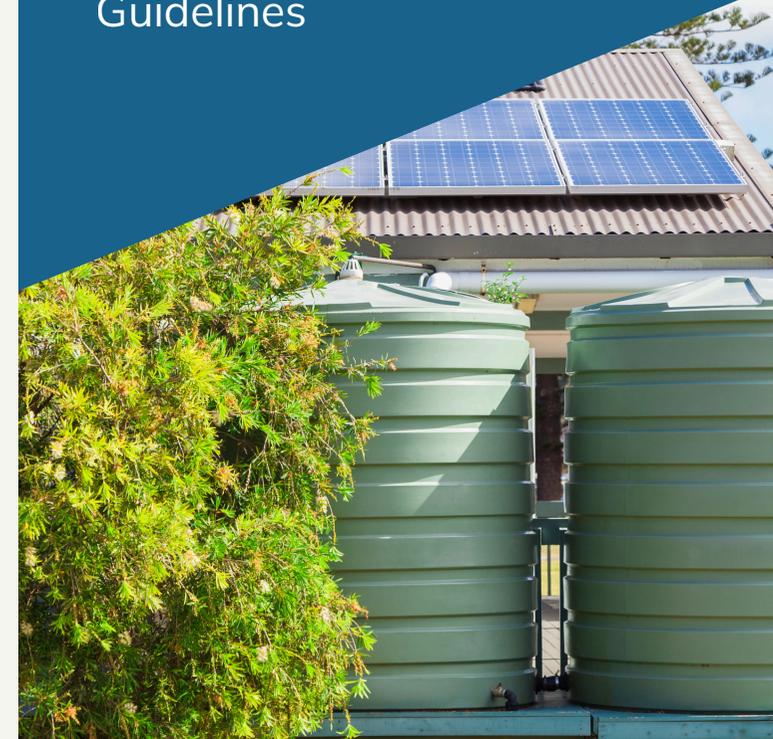


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WATER TANKS

Planning & Building
Guidelines



Do I need Shire approvals for a water tank?



All water tanks over 5,000 litres need a [building permit](#) (this is a requirement of State legislation).

You don't need [planning approval](#) from the Shire if your water tanks meet the acceptable development standards of **Local Planning Policy No. 6 - Water Tanks** (see next column).

If your proposal doesn't meet the acceptable development standards you will need to apply for planning approval. Applications are assessed on a case by case basis.

Do emergency services need access to my tank?

In bushfire prone areas you may be required to install a coupling for emergency services access. Even if you aren't required to, we recommend it!

What are the acceptable development standards for water tanks?

Residential Zone:

- Up to 100,000 litres (all tanks) if the property has scheme water
- Up to 200,000 litres (all tanks) if no scheme water is available
- Up to 3.5m height (including any site works)
- Not located in front of the house (ie. between the house and street)
- Meet lot boundary setbacks (according to the R-Codes)
- Not clad in zinc/ reflective material

Rural Zone:

- Up to 400,000 litres (all tanks)
- Meet lot boundary setbacks (10m front and rear, 5m sides)

Rural Residential, Rural Village, Rural Smallholding, Special Use and Tourism zones:

- Up to 250,000 litres (all tanks)
- Up to 4.0m height (including any site works)
- Meet setbacks and other standards for the zoning (see Planning Scheme)

All zones:

- Water overflow contained on site
- No clearing of vegetation required

What do I need to do if my water tank is part of a drinking water supply?

If you intend to use your water tanks for drinking water it is important to avoid contamination.

You can find advice on how to keep your drinking water safe at: www.healthywa.wa.gov.au/Articles/U_Z/Water-tanks-on-your-property

Do I need to use a licensed plumber to install a water tank?

If you want your water tank to be plumbed into your house, you will need to use a licensed plumber or a water tank installer with a restricted plumbing license. This requirement was introduced by the WA State Government in February 2025.

