

Definition

What is a stormwater runoff?

Rainwater that is collected from roof and paved areas on and around the dwelling on the property and includes swimming pool and spa water discharge from overflowing or emptying a swimming pool.

Frequently asked questions

What can I build?

The Shire of Capel requires all stormwater falling within the lot boundaries to be contained on site, either through soakwell, drainage cells, sumps or other approved methods.

It is necessary to design and install a system so that when overflowing occurs any water is directed away in a manner which ensures it does not pond against, or enter into, the building or adjacent properties.

When installing soakwells they should be located away from adjacent structures by a distance at least equal to the depth of the bottom of the soakwell, unless certified by a Practising Structural Engineer that the structure will not be adversely affected by the soakwell location.

An above ground overflow path should be provided to prevent flooding of the premises or adjacent properties, should the system overflow in times of prolonged heavy storms.

Soakwells located under driveways should have trafficable lids and bases.

Soakwells within the Drainage System must be interconnected and grated inlets should be installed at the base of all downpipes.

One downpipe is required for approximately 15 square metres of roof area. The distance between downpipes should not exceed 12 metres in accordance with the Building Codes of Australia.

Do I need a Building Permit ?

Property owners have a statutory obligation under common law precedents and the Local Government Act to confine stormwater within their boundaries.

An application for Stormwater Drainage Systems can be submitted as part of a dwelling building application providing the responsible person installing the Stormwater Drainage Systems is the builder.

Where an application states "soakwells by owner", "stormwater by owner" or any other note, indicating that the owner or any other party will take responsibility for the installation and management of stormwater drainage systems, a separate Building Permit Application must be lodged, assessed and approved by Shire of Capel, prior to the Dwelling Permit being issued.

Stormwater Retention?

The minimum capacity of Stormwater Retention for Dalyellup, Gelorup and Peppermint Grove Beach is 1 cubic meter per 100 square metres and Capel and Boyanup requires 1 cubic meter per 65 square metres of impervious area. Impervious area being roofs, paved areas and driveways.

Problem areas can only be detained, not disposed of onsite, due to high gradient or impervious soils, overflow connection via a flow control pit (which can be included in the volume of onsite storage for stormwater detention) is required to Council's Street drainage system.

Soakwell Sizes and Capacities?

Diameter	Depth	Capacity (m ³)
600	600	0.17
900	600	0.38
900	900	0.57
900	1200	0.76
1070	600	0.54
1070	900	0.81
1070	1200	1.09
1200	600	0.68
1200	900	1.02
1200	1200	1.36
1200	1500	1.70
1500	600	1.06
1500	1200	2.10
1500	1500	2.65
1800	600	1.53
1800	900	2.29
1800	1200	3.05
1800	1500	3.82
1800	1800	4.58

How long does it take to get a Building Permit?

The Building Act 2011 sets time frames in which the Shire has to assess and determine an application for a Building Permit. The applicable timeframe depends on whether the Building Application is Uncertified or Certified. It is important that you are aware of the allowed time frames prior to lodging your application and that your application documentation is complete.

Shire of Capel reserves the right to request additional information if it is deemed necessary following a detailed assessment of the application. Should further information be required in order to assess the Building Application, the applicant may be given up to 21 calendar days in which to provide the outstanding information. If the information is not received within the 21 days, the application may be refused unless mutual consent has been granted for an extended period.

Uncertified Building Applications:

An Uncertified Building Application can be submitted for Class 10 structures such as a Stormwater Drainage System.

The Shire has up to 25 business days from the date of lodgement to assess the application and issue a Building Permit. The required Certificate of Design Compliance will be issued by the Shire as part of the application process.

Certified Building Applications:

A Certified Building Application can be submitted for all Class of structures.

Prior to lodging a Certified Building Application to the Shire, a private Building Surveying Practitioner would need to be engaged to issue a Certificate of Design Compliance.

The Shire has up to 10 business days from the date of lodgement to assess the application and issue a Building Permit.

How long until my permit expires?

A Building Permit is valid for two years from the date on which it was granted.

If more time is required to complete the building works, you can apply for an extension of time up to a further 6 months by making a formal application and paying the prescribed fee.

What happens when I have completed my building works?

The nominated Builder on the Building Permit must submit a Notice of Completion BA7 form to the Shire within 7 days of completing the prescribed building works.

Building Application Checklist – BA2 Uncertified Application

Approvals and Forms	Further Information	Attached	
		Yes	N/A
Development Approval	Development approval may be required prior to lodgement of a building application. Please contact the Shire of Capel's Planning Department to ascertain if development approval will be required for your application.	<input type="checkbox"/>	<input type="checkbox"/>
Health Approval	Health approval may be required prior to lodgement of a building application. Please contact the Shire of Capel's Health Department to ascertain if there are any health requirements for your application.	<input type="checkbox"/>	<input type="checkbox"/>
BA2 Form	These application forms are available from the Shire's Website www.capel.wa.gov.au or from the front counter at the Shire's Administration Office	<input type="checkbox"/>	<input type="checkbox"/>
Fees	Refer to the Shire's 'Building Services Fees and Charges' information sheet at www.capel.wa.gov.au – also available at the front counter at the Shire's Administration Office.	<input type="checkbox"/>	<input type="checkbox"/>
Building Construction Industry Training Fund (BCITF) levy payment form or receipt	Required for building works with a value greater than \$20,000. The BCITF levy can be paid online, please visit the following website Corporate site - Logon Page (bcitf.org) , receipt of payment must be provided for all online payments.	<input type="checkbox"/>	<input type="checkbox"/>
Required Documents	One Copy of all documents required	Yes	N/A
Site Plan	<p><i>Drawn to scale (1:200) and to include the following detail:</i></p> <ul style="list-style-type: none"> • Location and dimensions of the proposed building(s) including Size (depth and diameter) • Cover of pipes in trafficable areas, and identification of trafficable gates • Location of all existing structures on the property • Measurement from the boundaries to the proposed building • Location of stormwater drainage, septic tanks and leach drain • Location of any buildings or structures to be demolished • Existing and proposed ground levels • North Point 	<input type="checkbox"/>	<input type="checkbox"/>
Specifications	Specifications are required to describe the standard, including references to the relevant Australia Standards, to which a building is to be constructed in terms of structural, operational, and aesthetic aspects. Associated plans must also demonstrate compliance with the specifications.	<input type="checkbox"/>	<input type="checkbox"/>
Structural Engineer's Certification	Detailed Structural Plans that are signed, dated, and certified by a suitably qualified structural engineer, including the site and wind classification. Engineering plans should refer to the site soil classification to which they are designed, and any soil classification reports submitted with the application where required.	<input type="checkbox"/>	<input type="checkbox"/>
Encroachments/work affecting other land	All consents or court order must be obtained if part of a building or incidental structure is proposed to be placed beyond the boundaries of the works land or if the building work may adversely affect land beyond the boundaries of the works land	<input type="checkbox"/>	<input type="checkbox"/>

Building Application Checklist – BA1 Certified Application

Approvals and Forms	Further Information	Attached	
		Yes	N/A
Development Approval	Development approval may be required prior to lodgement of a building application. Planning Information Sheets are available from the Shire's Website www.capel.wa.gov.au or from the front counter at the Shire's Administration Office. Please contact the Shire of Capel's Planning Department to ascertain if development approval will be required for your application.	<input type="checkbox"/>	<input type="checkbox"/>
Health Approval	Health approval may be required prior to lodgement of a building application. Information Sheets are available from the Shire's Website www.capel.wa.gov.au or from the front counter at the Shire's Administration Office. Please contact the Shire of Capel's Health Department to ascertain if there are any health requirements for your application.	<input type="checkbox"/>	<input type="checkbox"/>
BA1 Form	These application forms are available from the Shire's Website www.capel.wa.gov.au or from the front counter at the Shire's Administration Office	<input type="checkbox"/>	<input type="checkbox"/>
Fees	Refer to the Shire's 'Building Services Fees and Charges' information sheet at www.capel.wa.gov.au – also available at the front counter at the Shire's Administration Office.	<input type="checkbox"/>	<input type="checkbox"/>
Required Documents	One Copy of all documents required	Yes	N/A
Certificate of Design Compliance	BA3 – Certificate of Design Compliance (CDC)	<input type="checkbox"/>	<input type="checkbox"/>
Plans & Specifications	A copy of all plans & specifications specified in the CDC	<input type="checkbox"/>	<input type="checkbox"/>
Technical Certificate	A copy of each technical certificate relied on by the building surveyor	<input type="checkbox"/>	<input type="checkbox"/>
Encroachments/work affecting other land	All consents or court order must be obtained if part of a building or incidental structure is proposed to be placed beyond the boundaries of the works land or if the building work may adversely affect land beyond the boundaries of the works land	<input type="checkbox"/>	<input type="checkbox"/>

Further Information

If your application is incomplete, it may be rejected or refused. The Shire of Capel reserves the right to request additional information if it is deemed necessary following a detailed assessment of the application. This checklist should be completed for all applications.

Disclaimer

The information contained in this brochure is intended as a guide only. It is recommended that the advice and assistance of the Shire's Building Services be sought prior to lodgement of a Building Application. The Shire of Capel disclaims any liability for any damages sustained by a person acting on the basis of this information.

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