

City of Wanneroo  
23 Dundobar Road, Wanneroo WA 6065  
Locked Bag 1, Wanneroo WA 6946

T 9405 5000  
E [enquiries@wanneroo.wa.gov.au](mailto:enquiries@wanneroo.wa.gov.au)  
[wanneroo.wa.gov.au](http://wanneroo.wa.gov.au)

## What is the difference between a chimney, heating appliance and fire pit?

A chimney is typically a masonry structure incorporated into the design of a building and structurally reliant on that building.

A heating appliance is a solid fuel burning device with a metal flue used to heat a building. Unlike a chimney, a heating appliance and its flue are not usually structurally reliant on a building and are standalone devices.

A fire pit, pizza oven or solid fuel burning barbeque are structures used in association with the recreation of a dwelling. Although these structures may incorporate a masonry flue to expel smoke, this would not be considered a chimney unless it runs through the roof of a building.

## Do I need approval?

A building permit is required for a chimney.

A heating appliance or other solid fuel burning device and its associated flue does not require a building permit.

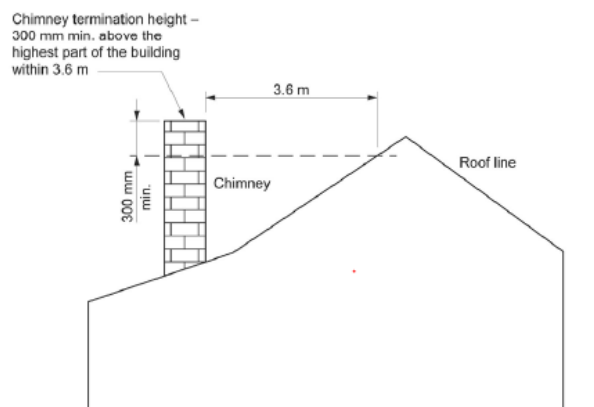
A fire pit, pizza oven or solid fuel burning barbeque does not require a building permit

## What are the requirements?

Although a building permit may not be required for a heating appliance, fire pit or pizza oven it is important to remember that you must still ensure that they are constructed in accordance with the Building Code of Australia (BCA) and any smoke nuisance management requirements.

Heating appliances must be constructed in accordance with Part 3.10.7.5 of the BCA, including the flue/chimney termination requirements depicted in the figure below.

Although pizza ovens, fire pits and solid fuel burning barbeques are not covered by the BCA, you must still manage the smoke emitted from these to ensure that they do not cause a nuisance. Please refer to the City's website for further information on wood smoke requirements.



### Did you know?

Save time and apply online! This application is available for lodgement via the City's website  
[www.wanneroo.wa.gov.au](http://www.wanneroo.wa.gov.au)

## **What do I need to submit if need approval?**

### Certified Applications

- ☐ Completed [BA1 application form](#)
- ☐ Relevant fees (refer to page 2)
- ☐ Completed Certificate of Design Compliance and one copy of all referenced documents
- ☐ Street and Verge Bond Permit Application (refer to page 2)
- ☐ Development Approval (if required).

### Uncertified Applications

- ☐ Completed [BA2 application form](#)
- ☐ Relevant fees (refer to page 2)
- ☐ 1 x copy of a site plan drawn at a minimum scale of 1:200, showing the distance the proposed outbuilding will be setback from the boundaries and any other structures on the property.
- ☐ 1 x copy of the floor plan and elevations at a minimum scale of 1:100, showing all dimensions
- ☐ 1 x copy of the construction details showing materials to be used, their respective sizes, spacing and spans, footing and flooring details.
- ☐ 1 x Structural Engineers details
- ☐ 1 x Bushfire Attack Level Report (if required)
- ☐ Street and Verge Bond Permit Application (refer to page 2)
- ☐ Development Application (if required).

## **What is the difference between certified and uncertified applications?**

A Certified Application has had its assessment completed by a private Building Surveyor and has been issued with a Certificate of Design Compliance. Certified Applications must be submitted complete with all prior approvals issued (including Development Approvals). The City will issue a Building Permit for the proposed structure.

An Uncertified Application is submitted to the City for a full assessment. Uncertified Applications can be lodged while the Development Application is still pending however; it will be placed on hold until the Development Approval has been issued. The City will issue a Certificate of Design Compliance and a Building Permit for the proposed structure.

### **Street and Verge Bond Permits**

If you apply for a building permit, you will also be required submit an application for the City's Street and Verge Bond Permit. This application includes a non-refundable administration fee and a bond depending on the value of works.

Value of Works:

Up to \$20,000:

- Non-refundable administration fee of \$120.00
- No bond required.

\$20,000 or more:

- Non-refundable administration fee of \$120.00
- \$2,000 refundable bond

For more information on these applications (including fees and a link to apply online), please refer to the [Street and Verge Bond](#) page on the City's website.

## **Fees**

To determine your application fees, please refer to please refer to our [Building Fee Schedule](#) or [Building Application Fee Calculator](#) on the City's website.

**For further information, please contact the City's Building Services on 9405 5000.**

### Disclaimers:

1. In line with the City's recordkeeping requirements, please ensure that the information included on any application form is accurate and complete. Please also retain a copy of the completed form before submitting with the City as the form and any supporting documents will not be returned. The City accepts no responsibility for any loss, damage, liability or inconvenience suffered by any person as a result of using an application form or lodging an application form with the City.
2. This information sheet is produced by The City of Wanneroo in good faith and the City accepts no responsibility for any ramifications or repercussions for providing this information. This information sheet is correct as of July 2020 and prone to alteration without notification.