

## INFORMATION SHEET

# DAM CONSTRUCTION

The siting, design and construction of dams is important for safety, equitable water supply, and sustainable catchment management perspective.

### WHAT IS A DAM?



“Any man made structure or excavation designed and constructed to intercept, accumulate, and impound water flowing across through or under any land and includes an off-stream dam, an on- stream dam, a gully wall dam, a turkey nest dam, an excavated soak and any structure excavation or other device designed to act either solely or partly as a nutrient stripping basin”

### IS APPROVAL REQUIRED?

Yes - you will require Development Approval ('DA'/planning approval) to:

- construct a new dam;
- expand an existing dam from its original size; or
- If you have constructed a dam without planning approval from the Shire.

### WHY IS DEVELOPMENT APPROVAL REQUIRED?

The construction of a dam is considered 'development' under the Planning and Development Act 2005.

### WHAT WILL THE SHIRE CONSIDER?

The Shire will consider the following requirements:

- Whether there is a demonstrated need for a dam (associated with an agricultural use or domestic purposes).
- Does the size relate to the capability and catchment of the site, and its intended use.
- Any likely reduction of the natural flow of any creek or watercourse to downstream properties.
- The impact of directing storm water or other water to a creek/watercourse/wetland.
- Does it avoid or minimise visual and environmental impacts, including to any vegetation.
- Will all excess water be returned to the watercourse within the property boundary.
- Whether stormwater flows will be able to be contained within the lot boundaries.
- Is the spillway designed to cater for a 1 in 100 year storm event.
- Do all batters and water ponding achieve the relevant setbacks from lot boundaries.
- Construction techniques and siting that minimises any potential for dam failure.
- All spoil from dam construction and earth works that does not form part of the dam must be levelled on the property.



**NOTE: Dams will generally not be supported where they are solely for aesthetic purposes, or on lots with an area of less than 2 hectares, and/or where the scale of rural activities does not warrant the need for a dam.**

## WHO WILL BE CONSULTED?

Once your application has been submitted it may need to be consulted with the following:

- The Shire may refer the proposal to the Department of Water and Environmental Regulation (DWER) and the Department of Biodiversity, Conservation and Attractions (DBCA), and consider their advice as part of any determination.
- Your application may be advertised to surrounding property owners.
- You may also need to obtain approval from the Department Environment Regulation if any native vegetation will be removed.
- Separate approval may also be required for the construction of a dam under the Rights in Water and Irrigation Act 1914, the Department of Water and Environmental Regulation should be contacted in this regard.

## APPLICATION REQUIREMENTS

The minimum requirements for applications to construct or alter a dam are:

- Completed Form 110 'Application for Development' (all application forms & fees are available on the Shire's website: Forms & Fees );
- All information outlined in the checklist attached to the Application for Development Approval;
- Details of existing land uses and the proposed purpose for the dam;
- **A scaled and dimensioned site plan showing:** all lot boundaries and setbacks to all lot boundaries; contours; existing vegetation and any proposed clearing; watercourses, dams and wetlands; north point and adjoining street names; the maximum area to be inundated by ponded water, outlet/overflow treatment, batter slopes (to be no greater than 1:4), proposed landscaping and/or rehabilitation, silt management to watercourses;
- **A minimum of two sectional plans showing** the dam construction design, including: storage capacity including surface area; depth and the maximum area to be inundated by ponded water, outlet/overflow treatment, batter slopes (to be no greater than 1:4), proposed landscaping and/or rehabilitation, silt management to watercourses.
- **A detailed engineering design** by a certified practitioner is be required for any dam that has a horizontal dimension greater than 15m (water surface) and depth greater than 5m (taken from the ridge of the dam wall);

**Please see the Development Approval Information Sheet on the on the Shire's website for guidance and example plans**

## NOTES

1. The construction of a small paddock dam shall not be required to provide a detailed engineering design by a certified practitioner, subject to the proposed dam:
  - Having a maximum horizontal dimension of 15m (water surface); and
  - Having a maximum depth of 5m (taken from the ridge of the dam wall); and
  - Not being located on a watercourse.
2. For the purpose of calculating boundary setbacks the toe of the external dam wall batter shall be no closer than the minimum setback required under the Scheme for the particular zone.
3. All dams must be provided with an overflow/ by-pass to maintain supply to the remainder of the watercourse and/or avoid damage to the dam wall.

<b>LODGING AN APPLICATION FOR DEVELOPMENT APPROVAL</b>	<b>PAYMENT</b>
<b>ONLINE</b> Applications may be emailed to: <a href="mailto:records@dardanup.wa.gov.au">records@dardanup.wa.gov.au</a> Documents in PDF format	 Upon receipt of your completed application, Shire officers will contact you for payment.
<b>BY POST</b> Applications may be posted to: PO Box 7016, Eaton WA 6232	 Cheques payable to: Shire of Dardanup PO Box 7016, Eaton WA 6232
<b>IN PERSON</b> Applications may be submitted to the Shire of Dardanup offices	 Payment can be made via cheque, cash or EFTPOS at reception.
<b>Need more information or help?</b>	 Call 9724 0000 or email <a href="mailto:planning@dardanup.wa.gov.au">planning@dardanup.wa.gov.au</a>