

DID YOU KNOW?

Your dam is your responsibility! This includes making sure it is built so that it doesn't fail and cause damage to neighbouring properties.

Speak to a qualified engineer if you have questions about the structural integrity and use of your dam's walls, spillways and batters.

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



info@sop.wa.gov.au



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MOUNT BARKER WA 6324

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



Shire of
Plantagenet

Mount Barker • Kendenup • Narrikup
Porongurup • Rocky Gully

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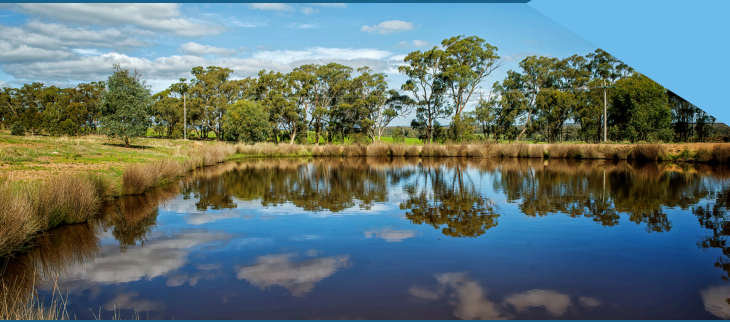
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DAMS & WATER FEATURES

Planning & Building
Guidelines



DAMS & WATER FEATURES



Why does the Shire have a policy on dams?

Under the State Planning Framework, dams are not exempt from approval and therefore require a Development (Planning) Application for their approval to be considered under.

Local Planning Policy No. 8 - Dams & Water Features provides the opportunity for dams that meet acceptable development standards to be built without needing Development (Planning) approval.

Furthermore, the policy sets out criteria for how the Shire will assess proposals for dams that are outside of these standards.

What are the acceptable development standards for dams?

The general acceptable development standards that apply for all dams are:

- Meet maximum size requirements and lot boundary setbacks (see next column)
- Located within a building envelope (only on lots where this applies)
- Development does not require the clearing of native vegetation
- Setback a minimum of 40m from:
 - any effluent disposal system
 - any waterway or wetland
- Not within a controlled water area (as advised by the Department of Water & Environmental Regulation)
- Includes a spillway (or similar) and directs overflow into natural flow paths (avoiding development on adjoining properties)
- Engineering certification for dams over 50,000m³ or walls over 10.0m

The Shire's policy favours rural dams used for productive land uses over aesthetic water features to help preserve water sources for the future.

How large a dam can I have?

Please refer to Local Planning Policy 8 - Dams and Water Features for this detail. Section 6.1 of the Policy outlines these parameters for the various zones.

Do I need a permit or license to take water?

In most areas you don't need a license to catch runoff water in a dam, as long as the dam is not within a waterway or wetland and does not intercept the water table.

For more information please contact the Department of Water & Environmental Regulation on 1800 508 885 or email licence.enquiry@water.wa.gov.au

