Council

REVIEW OF LOCAL PLANNING POLICIES RELATING TO WTER USE AND MANAGEMENT

A – Existing Adopted Town Planning Policy No. 21 – Water Efficiency

B – Draft Local Planning Policy No. 6 – Water Tanks (for public consultation)

C – Draft Public Information Brochure ‘Water Tanks’

D – Draft Local Planning Policy No. 7 – Stormwater Management (for public consultation)

E – Draft Public Information Brochure ‘Drainage & Soakwells’

F – Draft Local Planning Policy No. 8 – Dams & Water Features (for public consultation)

G – Draft Public Information Brochure ‘Dams & Water Features’

Meeting Date: 22 July 2025

Number of Pages: 22

Town Planning Scheme No. 3

Town Planning Scheme Policy No. 21

WATER EFFICIENCY IN RESIDENTIAL DEVELOPMENT (INCORPORATING RAINWATER TANKS, GREYWATER REUSE AND WATER EFFICIENCY PRACTICES)

Purpose

This Policy will encourage new residential development to incorporate a rainwater tank, plumbed into the house. This Policy also encourages the use of greywater reuse systems and water wise practices.

This will achieve a number of benefits including the:

- Reduced risk of future water restrictions;
- Increased local awareness of water scarcity and sustainable usage;
- Reduced demand on the Water Corporation supply network;
- Encouragement of waterwise developments through recycling of greywater and other initiatives; and
- Promotion of an increased level of sustainability within the Shire.

Objectives

These objectives apply to new residential development:

1. To encourage the connection of plumbed rainwater tanks to supplement reticulated water supply to residential development;
2. To establish standards for the siting and development of rainwater tanks;
3. To encourage the use of greywater reuse systems;
4. To encourage water conservation; and
5. To improve the environmental sustainability of housing.

6. To promote best management risk practices to protect public and environmental health.

Background

1. This Policy is to be read in conjunction with the Residential Design Codes of WA (RCodes) where residential development is proposed in an area covered by the RCodes.

2. The Policy applies to all new residential development throughout the Shire and includes land zoned Rural, Rural Residential, Residential, Rural Smallholding, Rural Village, Landscape Protection, Enterprise and other zones where residential development is permitted.

3. The Policy acknowledges there are zones such as Rural Residential, Rural Smallholding, Landscape Protection and Rural Village where potable water supply for a house is to be provided solely by way of rainwater tanks of a capacity of 92,000 Litres.

4. The Policy encourages all new residential development to incorporate rainwater tanks and where there is a Water Corporation reticulated water supply, to plumb that supply into the rainwater tank. This will provide the house with the ability to utilise the rainwater with the top up being provided by the reticulated supply.

5. The Policy encourages greywater reuse and waterwise measures in residential development.

6. The use of rainwater tanks for water supplies requires careful management and regular maintenance and upkeep (including cleaning gutters, de-sludging tanks, first flush bypass systems and mosquito control) to ensure water quality is not affected by environmental and/or health contaminants. The Department of Health has prepared fact sheets on rainwater use including information about collection, storage and disinfection (see http://www.public.health.wa.gov.au/). Proponents are encouraged to use these resources prior to the installation of rainwater tanks for potable water supplies.

Definitions

'**Greywater reuse system**' shall mean any equipment designed and used to treat and reuse greywater (as approved by the Department of Health).

'**Rainwater tank**' means storage that is purpose designed to collect rainfall runoff from roofs. A large variety of rainwater storage vessels are available including traditional stand-alone tanks, site-constructed tanks and some other alternative proprietary products including modular systems. Provided they meet all relevant regulatory requirements that apply, all such storages are legitimate forms of rainwater tank.

'**Residential development**' for the purposes of this Policy includes the following land uses:

1. Caretakers Dwelling;
2. Chalet;
3. Grouped Dwelling;
4. Residential Building;
5. Single House; and
6. Tourist Accommodation.

In considering any application for a new residential development, the criteria below will be used.

Policy Criteria

Policy Criteria for Rainwater Tanks:

1. Rainwater tank proposals that meet all of the policy criteria as follows will not require planning consent to be applied for.

2. Rainwater tanks with a capacity of 5,000 Litres or more will require the issue of a Building Permit as they are considered a structure under the Building Regulations 2012.

3. Plumbed rainwater tanks should be provided for all new residential development as defined by this Policy.

4. The rainwater tanks are to be plumbed by a licensed plumber.

5. Where Water Corporation reticulated water is provided, that water supply should be plumbed into the rainwater tank (by a licensed plumber) at the time of construction of a new residential development. This plumbing will include an approved backflow prevention device to avoid any contamination of the Water Corporation reticulated water supply. Such back flow prevention devices need to be serviced regularly to meet AS3500.1.

6. Rainwater tanks will be setback from property boundaries to the relevant standards set by the RCodes or the Scheme development standards relative to the particular zone.

7. Where a particular zone sets standards for external building materials and finishes, then these standards will apply to rainwater tanks equally.

8. All rainwater tanks are to include the following features and practices:
   - First flush bypass system.
   - Overflow device that disposes of overflow from the rainwater tank. Runoff from rainwater tanks must not overflow onto adjoining properties.
   - Inlet and overflow must be fitted with mosquito proof, non degradable screens.
   - Adequate supporting structure.
   - Regular maintenance and upkeep including cleaning of gutters and de-sludging of tanks.

9. All new residential development proposals being submitted to the Council shall provide the following information:
   a. Details of rainwater tank design, including location, materials, colour and the capacity/volume;
   b. Details of what the rainwater will be plumbed into; and
   c. Details of how (if relevant) the Water Corporation reticulated supply will be plumbed into the tank.

10. Design and installation of rain water tanks must be in accordance with *Australian Standards HB230-2008: Rainwater Tank Design and Installation Handbook* and *Australian/New Zealand Standard AS/NZS3500.1: Plumbing and Drainage – Water Services.*

11. Public liability insurance coverage of the Residential Strata/Body Corporate responsible for the maintenance and operation of the system for any on lot grouped dwelling/tourist accommodation is recommended.

12. Compliance with the inspection and maintenance of roof water systems of the Draft *Water Supply Guidelines of Western Australia (2009).* Please see *http://www.public.health.wa.gov.au/2/954/2/alternate_water.pm'*

Policy Criteria for Greywater Reuse Systems:

1. Greywater is waste water from a variety of sources including washing machines, showers, baths, wash basins and laundry tubs. The opportunity exists for appropriately treated greywater to be reused for a variety of different end uses, such as irrigating gardens and flushing toilets.

2. Reuse of greywater is supported but this has to be accomplished without compromising public health, causing unacceptable environmental impact, or adversely affecting the amenity of residential areas. Greywater reuse systems are encouraged as a tool to conserve water.

3. Greywater recycling is encouraged under the following circumstances where it is:
   - An approved system endorsed by the Department of Health for domestic greywater reuse purposes;
   - Installed and maintained in accordance with the manufacturer recommendations by a licensed plumber and is subject to inspections by a licensed plumber;
   - Used for non-potable purposes;
   - Used to reticulate outdoor areas, suitable irrigation methods are to be used such as sub-surface dripper systems; and
   - Developed in accordance with the Department of Health 'Code of Practice for the Reuse of Greywater in WA 2010'.

4. Greywater Diversion Devices (GDD) installed must have WaterMark certification. For details please see the Guidance Note for Garden irrigation using greywater diversion devices on the DOH website located at

http://www.public.health.wa.gov.au/cproot/4554/2/Guidance%20note%20for%20GDD.pdf

Policy Criteria for Water Efficient Equipment and Practices:

1. The following measures will assist in the conservation of water in residential development and are encouraged:
   - AAA rating of all shower heads and tap-ware;
   - Star rated appliances such as front loading washing machines;
   - Use of lawn varieties that require lower water usage;
   - Use of low-flow trickle irrigation, such as drippers and practices such as mulching and use of soil conditioners; and
   - Use of appropriate plant species and drought resistant trees and shrubs.

Adopted on 29 January 2013 in accordance with clause 7.6 of Town Planning Scheme No. 3.

WATER TANKS

1. CITATION

This Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

This Policy may be cited as LPP No. 6 – Water Tanks.

2. INTRODUCTION

The purpose of this Policy is to detail development standards and assessment criteria for water tanks proposed on land within the Residential, Urban Development, Rural Residential, Rural Smallholdings, Rural Village, Rural, Special Use and Tourism zones as identified within *Local Planning Scheme No.5* (the Scheme). This Policy does not apply to the development of water tanks in any other zone.

3. DEFINITIONS

Terms used in this Policy are consistent with the Scheme, the Residential Design Codes (R-Codes) and the Regulations where relevant.

A '*water tank*' is defined as an enclosed structure designed and engineered to retain water.

4. OBJECTIVES

The objectives of this policy are to:

- Encourage the uptake of water conservation measures to increase the sustainability of our water infrastructure and improve the resilience of our residents and businesses.
- Identify standards for the development of water tanks that balance the needs of landowners with the protection of visual amenity, environment and streetscape character.
- Enable the development of water tanks that are consistent with adopted development standards and provide direction for the assessment of proposed variations from these standards.

5. DEVELOPMENT APPROVAL REQUIREMENTS

Deemed to Comply Proposals

Water tanks that meet the development standards outlined in Part 6 of this policy are considered 'deemed to comply' and do not require planning approval unless works are located in a heritage protected place.

A building permit is required for all water tanks greater than 5,000 litres in size.

Assessment Criteria

Planning approval is required for any proposals that do not meet the acceptable development standards of this Policy or for the relevant zone. The Shire will assess proposed variations to the standards of this Policy on their merits and against the following criteria:

- Objectives of the zone;
- Consistency with the approved land use/s;
- Extent of variation proposed and ability to meet other applicable development standards;

  (Note: For example, a variation seeking increased height should endeavour to meet all other development standards, where possible.)
- Potential impact on the visual amenity of adjoining landowners, including the building bulk, scale and cumulative development on the site;
- Potential impact on the streetscape, including minimising visibility, retaining passive surveillance and providing a high standard of design/ aesthetics;
- Disturbance of any existing remnant vegetation and retention or provision of screening vegetation, where appropriate;
- Reasonableness of the proposal given the size and slope of the site, including potential alternative locations for development;
- Retention of a sufficient amount of open space on site, including in accordance with the deemed to comply criteria of the R-Codes where applicable; and,
- Any other planning matters relevant to the site, as appropriate.

6. POLICY PROVISIONS

Water tanks that meet the following acceptable development standards will not require planning approval:

6.1. RESIDENTIAL & URBAN DEVELOPMENT ZONES

(a) Maximum cumulative size of water tanks on the lot is 100,000 litres where connection to a reticulated water supply service is available, or up to 200,000 litres where connection to a reticulated water supply service is not available.

(b) Maximum height of 3.5m above natural ground level (including site works).

(c) Not located in front of a residential dwelling (between the dwelling and the primary street).

(d) Not clad in Zincalume™ or another similarly reflective material.

(e) Minimum requirements for on-site stormwater detention are met and the water overflow or runoff is not directed into an adjoining lot.

(f) No clearing of remnant vegetation is required.

(g) Meets all relevant development standards, including street and boundary setback standards (or building envelopes where applicable), consistent with the R-Codes (where applicable) and the requirements of the zone.

6.2. RURAL RESIDENTIAL, RURAL VILLAGE, RURAL SMALLHOLDINGS, SPECIAL USE & TOURISM ZONES

(a) Maximum cumulative size of water tanks on the lot is 250,000 litres.

(b) Maximum height of 4.0m above natural ground level (including site works).

(c) Minimum requirements for on-site stormwater detention are met and the water overflow or runoff is not directed into an adjoining lot.

(d) No clearing of remnant vegetation is required.

(e) Meets all relevant development standards outlined in LPS 5, including street and boundary setback standards (or building envelopes where applicable) and other requirements of the zone (including colour requirements, where relevant).

6.3. RURAL ZONE

(a) Maximum cumulative size of water tanks on the lot is 400,000 litres.

(b) Does not direct water overflow or runoff into an adjoining lot.

(c) No clearing of remnant vegetation is required.

(d) Meets all relevant development standards outlined in LPS 5, including street and boundary setback standards.

6.4. INSTALLATION REQUIREMENTS

All water tanks used to provide a potable water supply to a habitable building are to be installed and maintained in accordance with all applicable Australian Standards other regulatory requirements.

(d) Meets all relevant development standards outlined in LPS 5, including street and boundary setback standards.

6.5. ACCESS BY EMERGENCY SERVICES

Where a reticulated water service is not available water tanks should be installed with vehicle access and couplings in accordance with the *Planning for Bushfire Guidelines* to enable access by emergency services.

This Local Planning Policy No. 6 supersedes *Town Planning Scheme Policy No. 21 – Water Efficiency in Residential Development*.

Notes: The minimum requirement for on-site water supply storage where a reticulated water supply service is not available is 92,000 litres. The Shire encourages landowners to install a greater amount of water storage to help achieve greater sustainability and resilience.

Application can be made for planning approval to install a greater amount of water tanks that outlined in Part 6. When this occurs, the Shire will assess applications against the assessment criteria outlined at Part 5 of this Policy.

Some Rural Residential and Rural Smallholdings zones have specific zoning provisions for location, colours/materials or other landscape related requirements. These apply over and above this Policy – please refer to the Scheme for further information.

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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!

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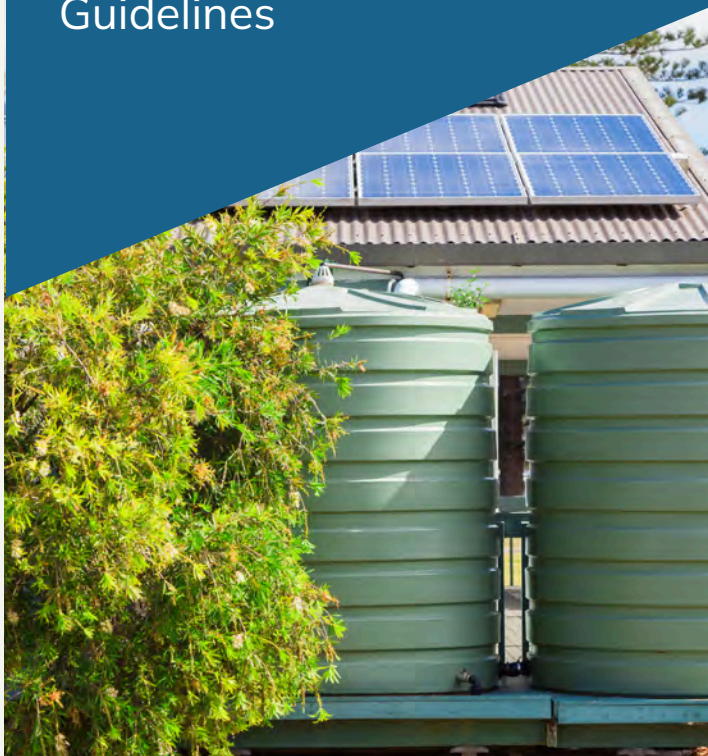
WATER TANKS

Planning & Building Guidelines



STORMWATER MANAGEMENT

1. CITATION

This Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

This Policy may be cited as LPP No. 7 – Stormwater Management.

2. INTRODUCTION

The purpose of this Policy is to detail development standards and assessment criteria for the retention of stormwater runoff on land within the **Residential**, **Mixed Use**, **Service Commercial** and **Commercial** zones as identified within *Local Planning Scheme No.5* (the Scheme).

3. DEFINITIONS

Terms used in this Policy are consistent with the Scheme, the Residential Design Codes (R-Codes) and the Regulations where relevant.

4. OBJECTIVES

The objectives of this policy are to:

- Ensure the effective management of stormwater runoff within urban areas to avoid damage to property.
- Ensure that the public drainage system is not overloaded as a result of the discharge of stormwater runoff from private land.
- Promote the use of water sensitive urban design practices to maintain or improve the quality of water received by natural waterways.

5. DEVELOPMENT APPROVAL REQUIREMENTS

Deemed to Comply Proposals

This policy identifies the acceptable development standards for the retention of stormwater runoff on lots in the Residential, Mixed Use, Service Commercial and Commercial zones.

For development to be exempt from the requirement for planning approval (as outlined in the Scheme or another Local Planning Policy) the standards for stormwater retention identified in this policy must be met.

Assessment Criteria

If a planning proposal does not meet the standards of this policy an alternative solution may be assessed and approved via a development application.

The Shire will assess proposed variations to the standards of this Policy on their merits and against the following criteria:

- The suitability of the site and soil conditions to accommodate stormwater retention;

- The capability of the public drainage system to accommodate additional stormwater, including consideration of equity and cumulative outcomes;
- Reasonableness of the proposal given the size and slope of the site, including potential alternative locations for development;
- Supporting information and justification including assessment advice provided by an engineer, hydrologist or similarly qualified consultant;
- Proposed methods of water quality management, including capture of nutrients and pollutants;
- Any other planning matters relevant to the site, as appropriate.

6. POLICY PROVISIONS

6.1. ON-SITE STORMWATER RETENTION

(a) All development that includes the construction of roofed surfaces is to include a minimum of 1m^3 on-site retention of stormwater runoff per 100m^2 of roof area.

Note: This rate of retention will capture the first 10mm of a rain event.

(b) On-site stormwater retention may be achieved by installing below ground storage and infiltration systems (eg. soakwells, sumps or infiltration cells) and/or above ground storage and infiltration systems (e.g. water tank buffers, purpose-built rainwater gardens and detention basins). All systems shall be designed in accordance with the Shire's endorsed technical specifications or otherwise to the satisfaction of the Shire.

Note: Below ground storage and infiltration systems should be higher than the highest seasonal level of the groundwater table so that they remain effective year-round. All stormwater storage and infiltration systems should be located a minimum of 1.8m away from on-site wastewater management systems.

(c) For Single Houses (including ancillary development) on Residential zoned lots over 4,000m^2 stormwater runoff is not required to be contained within a storage and/or infiltration system. Stormwater can be suitably managed and contained within the lot, directed away from buildings and must not be directed towards an adjoining property.

Note: This can generally be achieved through the provision of landscaped areas that allow for infiltration as well as sufficient lot boundary setbacks.

(d) Stormwater runoff from paved or other impervious surfaces at ground level should be directed away from adjoining lots and into landscaped areas that allow for infiltration, or otherwise captured within a stormwater retention system (where the use of landscaping is not practical).

6.2. DISCHARGE OF OVERFLOW FROM ON-SITE RETENTION SYSTEMS

(a) Overflow from on-site stormwater retention systems is to be directed away from adjoining lots and discharged into the public drainage system or a natural waterway traversing the lot.

(b) Connections into the public drainage system and/or discharge into a natural waterway is to be in accordance with the Shire's endorsed technical specifications or otherwise to the satisfaction of the Shire.

6.3. PRE-DEVELOPMENT OVERLAND FLOWS

(a) All development should be designed to avoid damage that may occur as a result of natural, pre-development overland flow associated with major storm events and/or groundwater movement.

6.4. COMMERCIAL DEVELOPMENT/ LAND USE

(a) Commercial developments or land use proposals may be required to install additional drainage infrastructure that addresses pollutant and nutrient capture.

(b) Stormwater retention and infiltration systems should be integrated into landscaped areas as per 'water sensitive urban design' principles.

Note: Minimum landscaping requirements for Commercial and Service Commercial zoned lots is currently 10% of the site area as per Table 7 in Local Planning Scheme No. 5.

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STORMWATER & DRAINAGE

Planning & Building Guidelines

What should I do with water runoff from buildings on my property?

In our townsites all landowners are required to retain water runoff up to 1m3 per 100m2 of roofed areas.

This includes properties that are in the Residential, Mixed Use, Commercial or Service Commercial zones.

You can retain water runoff by installing below ground storage systems (eg. soakwells, sumps or infiltration cells) and/or above ground storage systems (e.g. water tank buffers, purpose-built rainwater gardens and detention basins).

Further details are available in **Local Planning Policy No. 7 - Stormwater & Drainage**.

Can I connect my overflow into the public drainage system?

Once you have met the on-site retention requirement (1m3 per 100m2 of roofed areas) overflow water runoff can be directed to the public drainage system in the street.

So that overflow water doesn't cause erosion or damage to roads, pipes and other infrastructure, we have standard specifications for connecting your overflow to our drainage system.

Alternatively, you can direct your overflow water to a natural waterway if one crosses your property.

What about paved areas without a roof?

Water runoff from paved areas at ground level should be directed:

- Away from buildings
- Away from neighbours
- Into landscaped areas where water can soak into the ground
- Into water storage/ infiltration systems (eg. soakwells)

Water should not be left to 'pond' as this encourages mosquito breeding.

What should I do if water is flowing into my property?

Even if your neighbour is meeting the minimum retention requirements and diverting overflow to the street, water can runoff into an adjoining property in **large** rainfall events. In these instances it is your responsibility to design your property to divert overland water flow away from your buildings and into the street where possible.

If you have concerns about water coming from a neighbour's property onto your property in **regular** rainfall events, a friendly conversation with your neighbour is the best place to start. You can also contact a plumber to discuss potential solutions.

The Shire can ensure minimum retention requirements within new development but is unable to intervene in disputes between private landowners.

DAMS & WATER FEATURES

1. CITATION

This Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

This Policy may be cited as LPP No. 8 – Dams & Water Features.

2. INTRODUCTION

The construction of dams and water features (including associated clearing and site works) constitutes 'development' under the *Planning and Development Act 2005*. As such, development (planning) approval is required unless an exemption is provided through the provisions of the local planning scheme and/or local planning policy.

The purpose of this Policy is to detail acceptable development standards for dams and provide an exemption from development (planning) approval for proposed dams that meet these standards. This Policy also provides assessment criteria for dams that require approval.

3. DEFINITIONS

Terms used in this Policy are consistent with the Scheme, the Regulations and applicable State Planning Policies where relevant. This includes the following terms defined as per State Planning Policy 2.9:

A '*dam*' is defined as *any artificial structure, barrier or levee, whether temporary or permanent, which does or could impound, divert or control water, silt, debris or liquid borne materials, together with its appurtenant (associated) works*.

Reference to a 'dam' in these policy provisions is taken to include any other artificially constructed water feature that is utilised to retain water within the landscape. The term 'dam' is preferred as it reflects the intent of this policy to avoid the development of other water features that are for an aesthetic rather than a productive purpose.

A '*waterway*' is defined as *any river, creek, stream or brook, including its foreshore area or reserve, floodplain, estuary and inlet. This includes systems that flow permanently, for part of the year or occasionally; and parts of the waterway that have been artificially modified.*

A '*wetland*' is defined as *an area of seasonally, intermittently or permanently waterlogged or inundated land, whether natural or otherwise, and includes a lake, swamp, marsh, spring, dampland and sumplands.*

Mapping prepared by the Department of Water & Environmental Regulation shall be referenced in defining where naturally occurring waterways and wetlands exist.

4. OBJECTIVES

The objectives of this policy are to:

- Ensure that water is managed sustainably and that productive and environmental uses are prioritised, discouraging dams and water features that are for aesthetic purposes.
- Ensure that the development of dams minimises potential impacts on the Shire's important visual landscapes.
- Ensure that the development of dams avoids interrupting natural ecosystems, maintains remnant vegetation and enables soil conservation.
- Encourage the uptake of water conservation measures as standard practice to improve the resilience of our residents and businesses.

5. DEVELOPMENT APPROVAL REQUIREMENTS

Deemed to Comply Proposals

Dams that meet the acceptable development standards outlined in Part 6 of this Policy are considered 'deemed to comply' and do not require planning approval, unless works are located in a heritage protected place.

Assessment Criteria

Dams proposed that exceed the acceptable development standards and/or dams proposed in any other zone will require development (planning) approval prior to construction and will be assessed on merit against the objectives at Part 4 of this Policy, the standards established at Part 6 of this Policy and the following assessment criteria:

- Objectives of the zone;
- Consistency with the approved land use/s;
- Association with a productive purpose such as an agricultural, horticultural and/or aquacultural production business, or other commercial or industrial application;
- Potential impact on the visual landscape values, streetscape and the amenity of neighbouring landowners, including the scale of dam development, ability to minimise visibility and surrounding context;
- The protection of environmental values including the retention of waterways, wetlands and remnant vegetation;
- Reasonableness of the proposal given the size and slope of the site, including potential alternative locations for development;
- Extent of variation proposed and ability to meet other applicable development standards;
- Management measures proposed to improve water quality outcomes;
- Measures proposed to promote the efficiency of water storage and use; and,
- Any other planning matters relevant to the site, as appropriate.

6. POLICY PROVISIONS

Dams proposed on a property within the Rural, Rural Smallholdings, Rural Residential, Rural Village or Residential zones that meet the following acceptable development standards do not require development (planning) approval:

6.1. ACCEPTABLE DEVELOPMENT STANDARDS

Zone	Minimum Lot Size	Maximum Surface Area	Maximum Wall Height	Minimum Lot Boundary Setback
Rural (lot >10ha)	10ha	1ha	4m	40m
Rural (lot <10ha)	1ha	500m^2	2.5m	20m
Rural Smallholdings (lot >10ha)	10ha	1ha	4m	40m
Rural Smallholdings (lot <10ha)	1ha	500m^2	2.5m	20m
Rural Residential **Rural Village** **Residential**	1ha	250m^2	1.5m	10m

Note: The maximum surface area refers to the peak water level of all dams (cumulatively) located on the site.

The minimum lot boundary setback is measured from the closest point of the dam, which may include the highest water level, base of dam wall, spillway, etc.

6.2. GENERAL REQUIREMENTS

(a) Dams are set back at least 40m from any naturally occurring waterway or wetland.

(b) Dams are set back a minimum of 40m from any effluent disposal system.

(c) Dams are located within an approved building envelope (where applicable).

(d) The property is not located within a gazetted, proclaimed or controlled water resource area.

(e) No clearing of remnant and/or riparian vegetation is proposed.

(f) Dams are to be designed so that all detained water is entirely within the property.

(g) Dam design is to include a constructed spillway, energy dissipation structure and return of overflow water to natural flow paths.

(h) Engineering certification is provided for any dam walls that exceed 2.0m above natural ground level.

Note: This policy does not take a position on the availability of water within a catchment area and the needs of other users within that catchment, including the amount of water necessary to sustain ecological systems. This is a matter that is assessed and managed by the Department of Water & Environmental Regulation via the use of gazetted, proclaimed or controlled water resource areas.

The granting of development (planning) approval by the Shire for the construction of a dam (or exemption from this requirement under this policy) does not grant a landowner the right to take water from within a gazetted, proclaimed or controlled water resource area that is managed under State Government legislation.

Where the Shire receives a development application for a proposed dam that does not meet the exemption requirements outlined in this policy, the Shire may elect to:

- *Request that the applicant prepare a hydrological assessment to demonstrate water sustainability within the local catchment area; and/or,*
- *Refer the application to the State Government for advice.*

Applicants proposing substantial development are advised to contact the Department of Water & Environmental Regulation for more information before making application to the Shire for development (planning) approval.

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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 property.

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

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DAMS & WATER FEATURES

Planning & Building Guidelines

Why does the Shire have a policy on dams?

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

The policy also sets out criteria for how we will assess proposals for dams that are outside of these standards.

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

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)
- No 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 dam walls over 2.0m above the natural ground level

The Shire's policy favours rural dams used for productive land uses and does not favour aesthetic water features.

How large a dam can I have?

Acceptable development standards for dam size are:

Rural & Rural Smallholdings lots >10ha
- Max. surface area = 1ha
- Max. wall height = 4m
- Min. boundary setback = 40m

Rural & Rural Smallholdings lots <10ha
- Max. surface area = 500m2
- Max. wall height = 2.5m
- Min. boundary setback = 20m

Rural Residential, Rural Village and Residential zoned land
- Min. lot size = 1ha
- Max. surface area = 250m2
- Max. wall height = 1.5m
- Min. boundary setback = 10m

Planning approval is required for any dams or water features that are larger than the standards outlined above.