

# 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.

## MORE INFORMATION:



[www.plantagenet.wa.gov.au](http://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](mailto: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.



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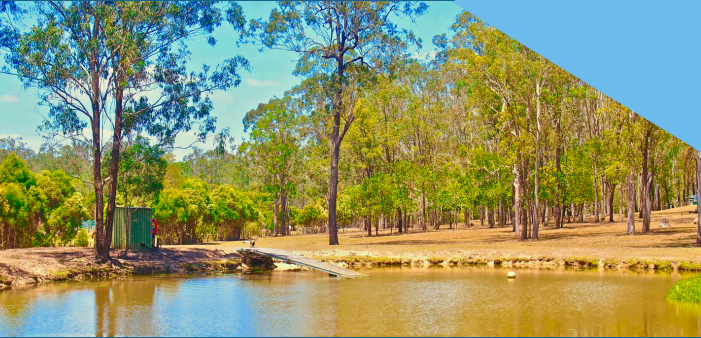
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# DAMS & WATER FEATURES

## 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](mailto: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 = 500m<sup>2</sup>
- Max. wall height = 2.5m
- Min. boundary setback = 20m

Rural Residential, Rural Village and Residential zoned land

- Min. lot size = 1ha
- Max. surface area = 250m<sup>2</sup>
- 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.

