

22.0115/12/2016
C41**CONSTRUCTION OF LARGE DAMS**

This policy applies to any application to construct a dam with a capacity of more than 10 megalitres.

Policy basis

The construction of dams (in particular, dams required in association with the use of land for viticulture) has been a contentious issue in the past. The following policies are aimed at creating greater certainty as to the circumstances under which planning controls over large dams should apply, and the ways in which a balance between development, amenity, and environmental outcomes might be achieved.

This policy responds to issues of land use capability and land systems identified by Council in Clause 21.04-4; environmentally sensitive rural areas identified in Clause 21.05-2; general farming areas identified at Clause 21.05-3; and areas with special suitability for viticulture identified in Clause 21.05-5.

Objective

To ensure that the location, design and construction of dams with a capacity of more than 10 megalitres is appropriate to the terrain of the land and capacity of the catchment area; and integrates with the surrounding environment.

Policy

It is policy to:

- Discourage the construction or locating of large dams that will cause an unacceptable risk or hazard to adjoining land uses or to any public assets.
- Ensure the design of spillways caters for a 1 in 5 year storm level.
- Minimise the removal of trees.
- Encourage contractors or applicants to consult with the Department of Environment, Land, Water and Planning and to be familiar with recommended dam construction techniques.
- Require dams to be either constructed in areas with soil types suitable for water retention, or appropriate mechanical or chemical means to be employed to create an impermeable base for the dam.
- Require top soil stripped from the site to be spread on any exposed batters.
- Require that exposed soils be revegetated with perennial grasses and appropriate indigenous vegetation as soon as possible after construction.
- Encourage comments to be sought from any relevant Drainage or Water Authority.

Application requirements

- A landscape plan should be provided to show the location of the dam on the allotment, contours and finished levels, extent of vegetation clearing works proposed, dimensions and capacity, where necessary.