



ENVIRONMENT AND PLANNING SERVICES - DAMS

WHAT IS A DAM?

A dam is a water storage facility, which is defined in LEP 2019 as follows:

water storage facility means a dam, weir or reservoir for the collection and storage of water, and includes associated monitoring or gauging equipment.

(Note: Water storage facilities are a type of water supply system.)

IS APPROVAL FROM COUNCIL REQUIRED?

Council consent is required for construction and expansion of all dams. This means a development application must be submitted to Council together with supporting plans and written documentation.

In addition, a development application for the construction of a dam may be 'Integrated Development' and require separate approval from the Department of Water & Energy where the proposal involves one or more of the following:-

- the proposed dam is situated within 40 metres from the embankment of a river, creek or drainage line, wetlands etc;
- the storage capacity of the proposed dam is or exceeds 1 megalitre;
- the proposed dam is likely to capture in excess of 10% or more of the average regionally yearly overland run-off from the subject property; and/or
- the depth of the proposed dam is within 2 metres of the wet weather depth of the local groundwater table.

The construction of a dam may also require the formal

approval of the NSW Dams Safety Committee depending upon the nature, height and storage capacity of the proposed dam.

IS A DAM PERMITTED IN YOUR ZONE?

A dam is not specified as a permissible use in any of the rural zones. Refer to LEP 2019 to confirm permissibility.

HOW DO I DESIGN A DAM ?

When choosing a dam site you should consider the following:

- A gully or depression generally provides excellent storage to excavation ratio;
- Steep sites (steeper than 15 per cent slope) do not usually provide enough suitable soil material to build a satisfactory wall;
- Rock, sand, gravel and soils prone to tunnelling failure are generally unsuitable, unless specialised construction techniques are used;
- The size of the catchment must be considered when planning dam capacity and spillway size. In large catchments it may be difficult to locate and maintain an effective spillway;
- Dam spillways must be designed to handle major storm events, up to the one in 100 year storm event;
- Dam spillway structures must incorporate a minimum 5 metre setback from any property boundary and be designed to prevent any scouring impacts;
- The dam spillway structure must also be designed to

prevent any direct spill-over-run-off impact upon any adjoining downstream property by way of dissipating the run-off to sheet flows only onto adjoining properties.

It is advised to discuss your proposal with your neighbours to consider any suggestions and thereby avoid delay in the process of the application at a later date.

IS IT NECESSARY TO DISCUSS THE APPLICATION WITH A COUNCIL OFFICER?

Yes. Applicants are advised to consult with the Duty Town Planner who can assist with any enquiries prior to formally preparing the application and accompanying documentation.

No booking is required.

AM I READY TO LODGE A DEVELOPMENT APPLICATION ?

All development applications proposing the erection of a dam are to be submitted on the standard development application form signed by ALL owners of the subject site. The development application is to be accompanied by two (2) copies of the following information:-

- Statement of Environmental Effects (SEE) addressing the size, shape, depth and storage capacity of the proposed dam, the intended purpose, the proposal relationship with relevant environmental planning instruments and any potential impact upon the environment or other relevant site specific matter;
- Confirmation of the catchment size, volume, flow system and subsoil strata/type, source and storage.
- Survey plan prepared by a registered surveyor detailing the dam dimensions, batters and cross sections and location in relation to adjoining properties;
- Geotechnical report prepared by a suitably qualified engineer to confirm method of construction, compaction and stability;
- Concept landscape plan prepared in accordance with The Hills DCP Part D Section 3 Landscaping, including tree protection and tree replenishment schemes;
- Sediment and Erosion Control Plan for the clearing, construction and maintenance periods.
- An electronic copy (CD, DVD or USB) as per Electronic Lodgement of DA Files Fact Sheet.

FEES

Submission of a development application must be accompanied by the development application fee. A Schedule of Fees and Charges can be obtained from Council's Customer Service Centre or from Council's website at www.thehills.nsw.gov.au.

FURTHER INFORMATION

If you are unsure, please ask- Time spent early may avoid delays later.

Customer Service Centre:

3 Columbia Court, Norwest NSW 2153

Phone: 9843 0555

Duty Town Planner: 9843 0469

Hours: 8:30 am to 4:30 pm, Monday to Friday

Website: www.thehills.nsw.gov.au

DISCLAIMER

This fact sheet provides a summary of the major issues concerning dams. Any person using this document must do so on the basis that not every scenario and issue can be addressed, and discussion with relevant staff at Council's Customer Service Centre should be undertaken. This document is subject to change without notice.