



# Coorong District Council Information Guide

## Planning & Development

### Requirements for Piping Water, Water Harvesting, Desalination, Dams & Tanks

#### Introduction

Regulatory requirements have been established primarily in response to issues that have arisen over the years that have created either environmental damage, over-use of resources, infrastructure damage or even conflict between land users.

Often these issues were not foreseen, and as such the regulatory frameworks have been put in place to prevent or limit any such adverse impacts occurring. In regards to piping water/water harvesting the following may need to be considered as part of the overall plan (noting that this is based on use as **stock water only**).

#### Dams

Dams that do not meet certain exemption criteria will be required to be assessed as development. Depending upon the location, this might necessitate referral to the Landscape Board and/or the Department for Environment and Water. Impact on water resources and ecology are important considerations.

Dams are exempt from development approval, except:

- Where a levee or mound with a finished height greater than 3 metres above the natural ground is to be formed; *or*
- Where a retaining wall which retains a difference in ground levels exceeding 1 metre is to be used or formed; *or*
- Where the dam is in the Flood Zone or overlay identified under the Planning and Design Code for the purposes of this subparagraph; *or* Plan; *or* in any other zone, subzone or overlay identified under the Planning and Design Code for the purposes of this subparagraph; *or*
- Where the dam is to have a capacity exceeding 5 megalitres.

- A dam is exempt from requiring development approval and it is used to collect or store surface water that it still requires a WAA permit. (Water Affecting Activity)

**You must apply for development from your local council.**

#### Laying pipeline in road reserve

Any alteration to a road or road reserve, a person must lodge an application and obtain approval from the Council prior to installation works commencement.

All excavation, backfilling and reinstatement of council land shall be undertaken to ensure the impacts (if any) on the existing infrastructure, native vegetation, etc is assessed.

Property owner must seek approval from Council by Filling out *Authorisation to Alter Public Road* application form which is available on Council website.

<https://www.coorong.sa.gov.au/your-council/forms-and-permits/all-forms-and-permits>

#### Infrastructure for pumping water from the River Murray

Any new pumping infrastructure (including deposition of wastewater from desalination plants) in the River Murray Protection Area is classified as development. Impact on use and amenity of locality, and environmental impacts are to be assessed.

#### Desalination Plants

Small desalination plants in themselves might not be classified as development (if taking water from a source outside the River Murray system); however deposition of wastewater containing flocculants might require assessment by the EPA.

Depending upon the scale and siting of alternative energy sources, these might also be development.

95-101 Railway Terrace (PO Box 399) Tailem Bend SA 5260

[www.coorong.sa.gov.au](http://www.coorong.sa.gov.au)

T 1300 785 277

F 08 8572 3822

E [council@coorong.sa.gov.au](mailto:council@coorong.sa.gov.au)



### **Storage Tanks**

Depending on the size, and possibly location of water storage tanks, they may require development approval. Ensure that the tank is structurally sound is a primary concern.

A water tank is exempted for requiring approval if:

- It is connected to an existing roof-drainage system of a building.
- The total floor area does not exceed 15 square metres.
- The total volume does not exceed 60,000 litres.
- It is placed entirely above the natural surface of the ground.
- No part of the tank is higher than 4 meters above the ground.

### **Groundwater access trenches (wedge holes)**

Groundwater access trenches particularly large open ones can speed up the process of intensifying salts through evaporation and can expose groundwater to a higher risk of contamination.

Although groundwater access trenches 2.5 metres or less in depth are exempt from requiring a WAA (Water Affecting Activity) permit anything over 2.5 metres is treated as a well requiring a permit.

- The maximum surface area of a groundwater trench shall not exceed the area recommended by the relevant authority, for that area where the groundwater access trench is to be constructed.
- Ingress of surface water flow into a groundwater access trench shall be negated by building a bund wall/ earthen levee of at least 500mm high around the groundwater access trench.
- All new groundwater access trenches installed following the date of adoption shall be maintained in a manner.
- That prevents contamination of the water resources by, but not limited to, the removal of debris and minimising pollution to the groundwater table.
- Completion of a groundwater access trench must be reported to the relevant authority for inspection.
- A groundwater access trench must not be located on a watercourse, wetland or the flood plain in watercourse.

### **Information on permits & regulatory requirements,**

For information on permits & regulatory requirements, prescribed wells areas & bore construction, the primary source of advice on well permits & bore construction is the Department for Environment & Water, Water Licensing Branch.

Limestone Coast Landscape Board: 08 87 35 1204

Murraylands & Riverland Landscape Board: 08 85 32 9100

### **Coorong District Council Development Applications**

<https://www.coorong.sa.gov.au/council-services/building-and-development/development-plan>

*Development Information Guides are intended to help applicants to submit applications which are complete, well prepared, and can be processed efficiently. The information provided is intended as a general guide only and applicants are encouraged to refer to Coorong District Council's Development Plan and to seek advice from our staff if necessary.*