



COUNCIL POLICY NO:-

SDev CP513 – STRATEGIC WATER TANKS FOR FIRE FIGHTING PURPOSES IN NON-RETICULATED AREAS
GOVERNANCE INFORMATION

Procedure Link:	PRO?? – or NA	Administrative Policy Link:	NA
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ADMINISTRATION INFORMATION

Version:	New	OCM	xx/xx/2025	Res: ???/??	Synopsis:	Policy created.
Version:						

1. RESPONSIBLE DIRECTORATE

Sustainable Development.

2. PURPOSE OR OBJECTIVE

The objectives of this Policy are to:

- Promote and a well-developed network of strategic water tanks for firefighting within the Shire.
- Ensure that water supply within a locality is sufficient to cater for an increasing population when a Strategic Planning Proposal, Structure Plan or Subdivision Application is proposed.
- Ensure the impact of a bushfire on lives, homes and infrastructure within a locality is managed by the provision of an adequate supply of water being made available for firefighting purposes.

3. SCOPE

- To provide developers direction on when the Shire of Dardanup will require strategic water tanks to meet Element 4 of the *Guidelines for Planning in Bushfire Prone Areas (2024)* or require individual water tanks to be supplied on the lot.
- To guide developers in identifying future water supply sources for firefighting purposes in non-reticulated areas during the Strategic Planning Proposal stage within the Shire of Dardanup. This Policy aligns with Element 4, *Guidelines for Planning in Bushfire Prone Areas (2024)* and provides information on where the Shire of Dardanup's discretion for strategic water supply for firefighting purposes is applicable.

4. DEFINITIONS

Bushfire protection Criteria: A performance-based system of assessing bushfire risk management measures contained in these Guidelines and applied to all strategic planning proposals, subdivisions and development applications.

5. INTRODUCTION

The Guidelines for Planning in Bushfire Prone Areas (2024) seeks to ensure Local Governments take a coordinated approach to managing the impacts of a bushfire upon a locality when considering plans of subdivision or a Local Structure Plan (LSP).

Element 4 of the *Guidelines for Planning in Bushfire Prone Areas (2024)* contains acceptable solutions to ensure that water is available to enable people, property and infrastructure to be defended from bushfire. The Guidelines specifically refers to ensuring an adequate water supply is provided when a Local Government considers a proposal to increase the population either through a subdivision application or Structure Plan within non-reticulated water areas.

Under Table 11 of Element 4 of the Guidelines, it is at the discretion of the Local Government when considering the options available for an adequate water supply being provided as part of a subdivision or structure plan proposal by a developer. The Guidelines provide the options of either the supply of 10,000 litre individual water tanks being provided by future occupants of lots being created through subdivision or for the provision of a 50,000 litre strategic water tank being provided at subdivision clearance or designated within a structure plan.

This policy provides direction to guide developers in the Shire's preferred option of ensuring an adequate water supply when considering an application for subdivision or structure plan and of the broader construction requirements/standards for strategic water tanks for firefighting purposes.

6. THE REQUIREMENTS OF THE POLICY ARE AS FOLLOWS:

PLANNING APPLICATION	Rural Small Holding Zone
Structure Plan / Subdivision: Creation of 1-2 lots	- 10,000L tank per lot; and - Memorial to be placed on Titles notifying future occupants of their obligations to supply a water tank on site for firefighting purposes.
Structure Plan / Subdivision: Creation of three -24 lots	- 50,000L strategic water tank
Structure Plan / Subdivision: 25 lots or more	- 50,000L strategic water tanks per 25 lots or part thereof.

- 6.1 Existing strategic water tanks within 10 minutes of a subject site cannot be considered to meet Element 4 of the Guidelines where it already services 25 lots or more, or in the opinion of the local emergency services that the water has been fully allocated.
- 6.2 Where strategic water tank/s are required, it is to be shown on the Structure Plan proposal, where the lot layout is known, plan of Subdivision and Bushfire Management Plan mapping.
- 6.3 The installation of strategic water tanks will need to be completed and operational at the time of the of bushfire compliance site audit of the subdivision.
- 6.4 The strategic water tanks should be designed by a qualified and registered Civil Engineer in accordance with Schedule 2 of the Guidelines and in consultation with the Shire of Dardanup's Chief Bushfire Control Officer and DFES Rural Fire Officer.

7. STANDARDS FOR STRATEGIC FIRE FIGHTING WATER TANKS

These Standards have been developed by Shire of Dardanup officers in collaboration with the Dardanup West Fire Control Officer. These Standards are to also be read in conjunction with the requirements within the Guidelines for Planning in Bushfire Prone Areas (2024) .

7.1 Site and Access

- A portion of land with minimum dimensions of 15m x 15m to be provided as a Shire of Dardanup reserve in a strategic location and to be approved by the Shire of Dardanup. If a strategic water tank has already been established in a nearby location, the Shire of Dardanup may allow for the required strategic tank to be installed alongside the tank at that site.
- The whole site to have a finished level equivalent to the centerline level of the adjacent road.
- The water tank to be placed on a compacted sand pad of 150mm thickness and to manufacturer's specifications. Tank pad to be located towards a front corner to allow maximum room for future second tank in opposite rear corner.

- Blue metal to be placed around the base of the tank (75mm thick) and to extend out to the boundary covering all unsealed area.
- A sealed gravel verge to be provided to suit a 3.4 fire truck. The hardstand should be a minimum 4m wide and 15m long with a 4m wide sealed gravel connection back to the tank.
- The hardstand should be a minimum 200mm thick gravel compacted to 98% MDD and bitumen sealed.
- The hardstand area should have grade towards the road to allow for drainage.

7.2 Water Supply

- A groundwater bore is to be provided to keep the tank topped up during and after use. Due to the minimal water usage, the water allocation can be taken from the Shire of Dardanup existing water allocation license.
- Approvals must be sought for the drilling of the bore from the Department of Water and Environmental Regulation (DWER).
- The bore license must be transferred to the Shire of Dardanup on completion of the development.
- (the license holder must apply to DWER for the transfer of the license).
- The bore must include a pump and pipe connection to the tank. The Pump must be sold and serviced in the South West of Western Australia.
- The bore pump infrastructure must be lockable to prevent vandalism.
- All Infrastructure shall be handed over to the Shire of Dardanup, free of cost, after completion of the development.
- If the bore pump and infrastructure is older than 12 (twelve) months, it is to be serviced before handover to the Shire of Dardanup.
- If a bore is considered not possible an alternative supply (e.g. truck water in to fill the tank) is to be investigated.

7.3 Power Supply

- A connection to the power network associated with the subdivision must be provided to the Shire of Dardanup reserve with a metered supply. The electrical cabinet is to include an auxiliary power isolation switch and single phase socket so that in the event of power failure, a generator can be plugged in to provide auxiliary power.
- The bore pump must be connected to the metered power supply and include a float valve to control when the bore pump turns on and off to maintain a full tank.
- All electrical work to be completed by a certified electrical contractor.
- If power cannot be supplied for the bore pump, an alternative is to be investigated.

7.4 Tank

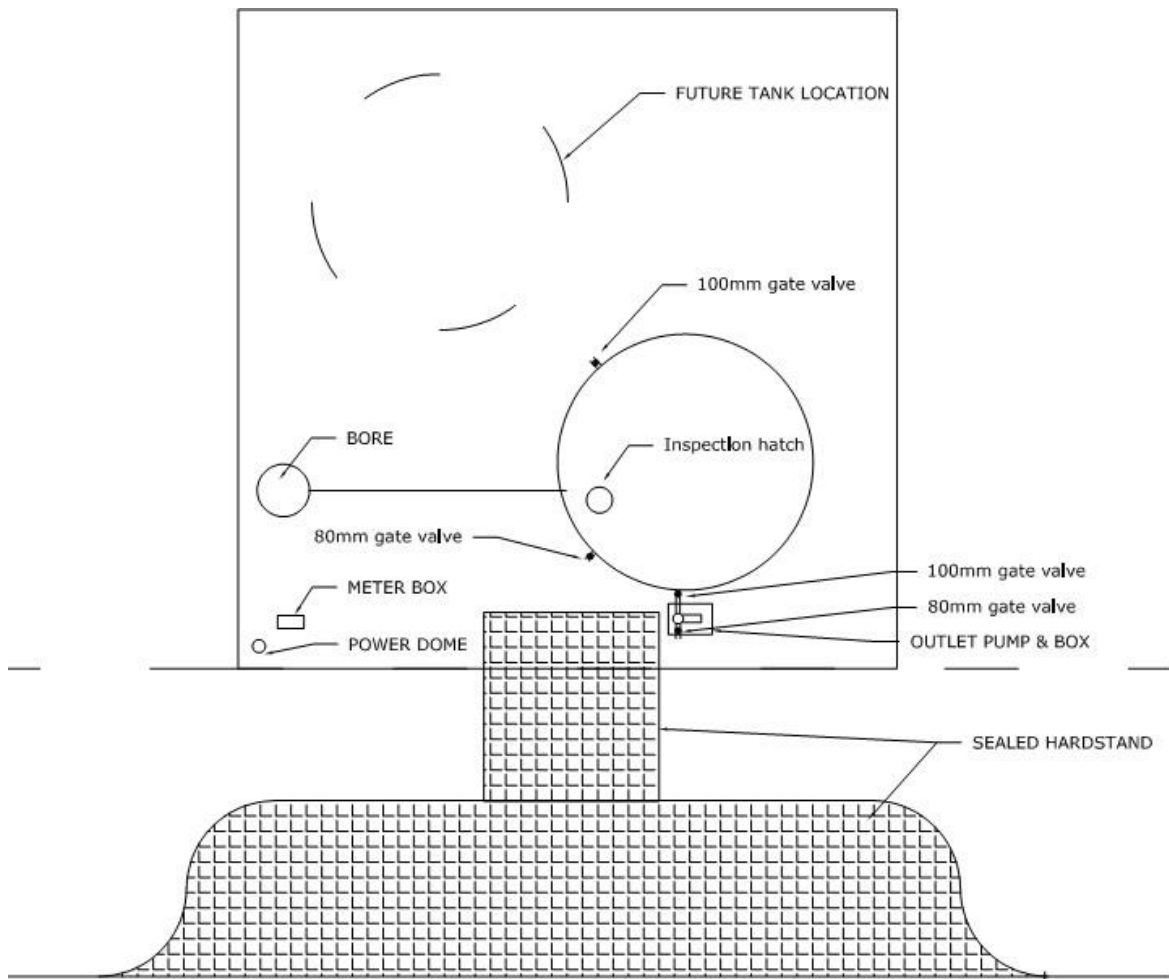
- A Building Application is to be submitted to the Shire of Dardanup for a class 10B structure.
- Minimum capacity to be 50,000 litres.
- To be constructed from Bluescope steel corrugated wall and roof with galvanized roof trusses.

- Rhino Infinity Tank Liner (5 layer Reinforced) or similar.
- Must have a 20 year warranty.
- Tank to include dust and vermin proofing seal.
- Must include tank level gauge with applicable signage indicating tank levels.
- Include set of sacrificial anodes.
- Include removable internal/external ladder and lockable access hatch.
- Tank colour to be Paperbark.
- Tank to include signage “*Water not for drinking*” and “*Water for firefighting*”.
- Tank to be fitted with 100mm bell mouth overflow with vermin proof mesh and 50mm scour drain.
- Tank outlets to be
 - 1 x 100mm gate valve facing road;
 - 1 x 80mm gate valve 2m offset from valve 1) towards centre of reserve; and
 - 1 x 100mm gate valve facing future tank location.

7.5 Tank Outlet Pump

- Pump required to provide pressurized supply from tank. In times of need, alternative vehicles are used to deliver water to fire sites which are not equipped with onboard pumps.
- The tank outlet pump must be connected to the metered power supply and be fitted with a pressure safety shutoff switch to ensure if the outlet valve is closed, the pump will stop.
- Pump to be minimum 3 HP single phase 240v 2.2kW with maximum flow of 900 litres/minute. (Example Aussie GMP Model B3KQ-A/ST) Must be sold and serviced in South West of Western Australia.
- Pump inlet to be connected to tank outlet 1) and pump outlet to be directed to 80mm gate valve with extension protruding out of pump box with 80mm camlock (male).
- Pump to be enclosed in a lockable steel box with a hinged lid.

7.6 Example Site Layout



8. ASSEST MANAGEMENT PLAN

Upon completion of the strategic water tank/s construction the Shire of Dardanup will assume all maintenance responsibilities and the tank/s will be captured within the Shire of Dardanup’s Asset Management Plan.

9. REFERENCE DOCUMENTS

Relevant Policies/Council Documents

- *State Planning Policy 3.7 – Planning in Bushfire Prone Areas*
- *Planning and Development (Local Planning Schemes) Regulations 2015*

Legislation/Local Law Requirements

- *Local Government Act 1995*
- *Land Administration Act 1997*