

## Water Management Referral Response

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| <b>Application Number:</b>             | DA2020/0484  |
| <b>Date:</b>                           | 27/05/2020   |
| <b>To:</b>                             | Lashta Haidari   |
| <b>Land to be developed (Address):</b> | Lot 7335 DP 1152473 , 7335 / 1152473 Hakea Avenue<br>FRENCHS FOREST NSW 2086<br>Lot 7336 DP 1152473 , 7335 / 1152473 Hakea Avenue<br>FRENCHS FOREST NSW 2086 |

### Reasons for referral

Council's Water Management Officers are required to consider the likely impacts.

### Officer comments

The applicant has proposed a stormwater treatment system that makes use of filtration cartridges. As stated in the pre-lodgement advice, it is believed that this site is able to support a vegetated device with its associated benefits, the most significant being the removal of soluble phosphorus and nitrogen, and decreasing the amount of runoff from the site. It is particularly important that we make the best effort to treat stormwater runoff at this site given its location at the top of a high-value catchment.

The pit containing the filtration cartridges passes by the garden in the turning circle, and is located in the landscaping beside the driveway. There appears to be sufficient space here to incorporate a vegetated bio-retention to remove pollutants from the stormwater prior to being discharged to the creek. This would have to replace the currently proposed landscaping. It is acceptable for up to 50% of the plantings in a bio-retention swale or basin to be ornamental, and to plant a combination of canopy, mid-level species and groundcovers, which will help integrate the treatment area visually with the rest of the landscaping. Please refer to Section 3.6.4 of the Bioretention Technical Design Guidelines <https://waterbydesign.com.au/download/bioretention-technical-design-guidelines>.

A revised stormwater plan and MUSIC model must be submitted that doesn't include filtration cartridges or similar and incorporates a natural vegetated treatment option.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Water Management Conditions:

Nil.