

Water Management Referral Response

Application Number:	DA2021/0212
Date:	08/04/2021
To:	Lashta Haidari
Land to be developed (Address):	Lot 101 DP 1209504 , 5 Skyline Place FRENCHS FOREST NSW 2086

Reasons for referral

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

Officer comments

This application does not meet the objectives for Water Sensitive Urban Design.

1. A development proposal of this size should have a stormwater plan that is supported by a water management report that details how they have met the Water Sensitive Urban Design objectives outlined in the Water Management for Development Policy.
2. The applicant has not provided a MUSIC model file (.sqz).
3. The building footprint includes a basement over the entire area of the lot, which means there is no opportunity for infiltration of rainfall to groundwater (important to maintaining flows in Trefoil Creek). The geotech report identifies groundwater at a depth of 8.3m with possible areas of perched groundwater. While incorporating vegetated treatment into the landscaped areas will reduce runoff partially through evaporation and infiltration into the immediate soil, the basement would need to be built with an impervious layer above it to stop water entering and therefore creates a significant barrier between the 4.5m deep soil area and groundwater below the basement that feeds Trefoil Creek.
4. The applicant may have addressed the requirement to remove pollutants from stormwater (I need the MUSIC file to confirm this) through the use of filtration cartridges but has not met the other objectives of Water Sensitive Urban Design (replicating the natural water cycle, reduced potable water use, reduced runoff).
5. Two 10-level high rise buildings full of residential apartments have one 5KL rainwater tank. This is a significantly undersized rainwater tank for a Water Sensitive development. The applicant should be providing large rainwater tanks that are connected to toilets at least and preferably laundries as well throughout the development. Stormwater reuse is a clear objective of the Seniors SEPP.
6. The proposed water management does not agree at all with the vision for Frenchs Forest, through which we have sought to create a water sensitive precinct. High rises will be required to incorporate green roofs and walls to increase the use of stormwater and reduce runoff. There are added benefits for the issues identified in Point 7.
7. Frenchs Forest is already identified as a location susceptible to urban heat island effect, making the application of vegetated treatments critical. This application does not adequately respond to this growing risk. Responding to the suggestions raised in point 6 may help.

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.