

## Water Management Referral Response

<b>Application Number:</b>	DA2020/1351
<b>Date:</b>	22/12/2020
<b>To:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	Lot 5 DP 229309 , 1 Bilambee Lane BILGOLA PLATEAU NSW 2107

### Reasons for referral

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

### Officer comments

This applicant is not required to provide water quality treatment because the lot is under 1000sqm and is not increasing impervious area (the lot is currently 100 percent impervious).

It is very disappointing that this development has chosen to not take any steps to reduce the impact of this development on the environment or increase its sustainability. Re-development of a lot is a perfect opportunity to reduce the impact a site is having on waterways, at the very least by removing coarse sediments and organic matter from stormwater prior to discharge from the lot. Equally disappointing is that an obvious opportunity has been missed in directing rainwater captured from the roof to the planters around the perimeter of the upper level. It is instead intended that these be irrigated with potable water. The applicant is strongly encouraged to consider incorporating Water Sensitive Urban Design and at the very least direct rainwater captured from the roof to the planter boxes, and install a sediment filter pit to remove coarse sediments prior to discharging stormwater from the property.

Due to the low risk of groundwater contamination due to previous use of the site as a petrol station, any groundwater removed from excavations must be tested for the presence of hydrocarbons, and can only be discharged to Council's stormwater system if levels are lower than 5ppm and there is no visible sheen on the water.

The proposal is therefore supported.

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

### Recommended Water Management Conditions:

#### **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

#### **Installation and Maintenance of Sediment and Erosion Controls**

Council proactively regulates construction sites for sediment management.

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) and the Erosion and Sediment Control Plan prepared by [Enspire Solutions Pty Ltd](#) prior to commencement of any other works on site.

Erosion and sediment controls are to be adequately maintained and monitored at all times, particularly

after periods of rain, and shall remain in proper operation until all development activities have been completed and vegetation cover has been re-established across 70 percent of the site, and the remaining areas have been stabilised with ongoing measures such as jute mesh or matting.

Reason: Protection of the receiving environment.

**Dewatering Management**

Discharge of tailwater must not occur until the above water quality parameters are met.

Parameter	Criterion	Method	Time Prior to Discharge
Oil and grease	<5ppm and no visible sheen	Visual inspection	<1 hour
pH	6.5- 8.5	Probe/meter	<1 hour
Total Suspended Solids (TSS)	<50mg/L	Meter/grab sample measures as NTU	<1 hour

*NOTE: The correlation between NTU and TSS must be established by a NATA accredited laboratory prior to the commencement of dewatering activities.*

All records of water discharges and monitoring results are to be documented and kept on site. Copies of all records shall be provided to the appropriate regulatory authority, including Council, upon request.

Tailwater must be discharged to the nearest stormwater pit in accordance with Council’s Auspec1 Design Manual and must not spread over any road, footpath and the like. Discharge to the kerb and gutter will not be accepted.

Reason: Protection of the receiving environment.