

Water Management Referral Response

Application Number:	Mod2020/0431
Date:	20/11/2020
To:	Lashta Haidari
Land to be developed (Address):	Lot 100 DP 1114910 , 207 Forest Way BELROSE NSW 2085 Lot 7 DP 807906 , 199 Forest Way BELROSE NSW 2085

Reasons for referral

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

Officer comments

This application was submitted while the Policy PL850 Water Management still applied (this has since been revised).

This policy states that Council seeks outcomes for stormwater treatment as follows:

- integration of water sensitive urban design measures in new developments to address stormwater and floodplain management issues
- Improve the quality of stormwater from urban development
- Mimic natural stormwater flows by minimising impervious areas, reusing rainwater and stormwater and providing treatment measures that replicate the natural water cycle.

While the applicant has addressed the second point to a degree (filtration cartridges are not very effective at removed dissolved pollutants), they have not met council's objectives in terms of water sensitive urban design or replicating the natural water cycle. This can be achieved through measures that incorporate infiltration, evaporation and reuse (to reduce demand on potable water supplies and reduce rainwater discharged from the site).

In addition, the conversion of detention basins to an OSD tank further reduces infiltration from the site. Filtration cartridges will only be accepted as part of a treatment train approach that achieves water sensitive urban design as described above.

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.