

Water Management Referral Response

Application Number:	DA2021/1533
Date:	15/09/2021
To:	Jordan Davies
Land to be developed (Address):	Lot 170 DP 752038 , 13 Morgan Road BELROSE NSW 2085

Reasons for referral

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

Officer comments

The proposal was assessed under the current creek and water management legislation framework, the relevant parts of the LEP, DCP and Council Water Management for Development Policy.

The relevant water management Policy principles are:

- Improve the quality of water discharged to our natural areas to protect the ecological and recreational condition of our, beaches, waterways, riparian areas and bushland.
- Water sensitive urban design measures will be integrated into the built form to maximise liveability and reduce the impacts of climate change e.g. urban heat island effect and intensified rainfall events.
- Reduce the consumption of potable water by encouraging water efficiency, the reuse of water and use of alternative water sources.

The ecological sensitivity of the catchment is described in the Riparian Referral

The site is fully developed and the development application is proposing the demolition and construction of a new dwelling, swimming pool, sewer and stormwater runoff management. Under Council Water Management for Development Policy the General Stormwater Quality Requirements are applicable. Council note that the water quality management relies solely on the stormwater harvesting system. The system is satisfactory considering the site specific arrangement.

Stormwater runoff from stables, yards and other areas has the potential to carry a high load of nutrients, pathogens and sediment.

As a result, stormwater treatment and management measures are needed to avoid any impacts on water quality.

The nutrient and sediment loading from the paddocks needs to be captured and treated prior the runoff is discharged from the property.

Runoff from horse yards, enclosures, outdoor arenas and access areas should be captured and treated on site. For example a treatment chain could include swales, which then may drain into an off-line farm dam, sediment basin, water quality treatment pond, or grass buffers and infiltration beds.

All stormwater management systems must be protected from impacts by horses and vehicles by using fencing.

Treatment and management measures will vary depending on the volume, source and path of the runoff generated by rainfall events, and should be incorporated into the design for the development.

We recommend the following guideline:

https://www.watarnsw.com.au/__data/assets/pdf_file/0005/56480/Horse-Property-Developments-in-the-Sydney-Drinking-Water-Catchment.pdf

The applicant is expected to provide an amended site drainage plan and associated design to show the effective management of the stormwater runoff for all external horse area to capture fine sediments and nutrient.

In addition the Soil and Water Management Plan is not covering all construction site (trenching and excavation for the rainwater tank) and need to be amended.

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.