## **APPENDIX D**

Water Management Report

NL140027

31 January 2014

**ATT1D Water Management Report** 



Level 1, 215 Pacific Highway Charlestown NSW 2290 PO Box 180 Charlestown NSW 2290 T (02) 4943 1777 F (02) 4943 1577 E newcastle@northrop.com.au

Monteath & Powys Pty Ltd Mr Darren Holloway Suite 13, 125 Bull Street NEWCASTLE WEST NSW 2302

Dear Darren,

## Re: Coffs Harbour Water Quality Guidelines Review

As requested, we have reviewed the water quality policy and guidelines, as well as riparian buffer zone requirements in Coffs Harbour City Council Local Government Area (LGA) and are writing to convey the findings and recommendations from our investigation. Contained herein is a summary of the recommendations regarding water pollution reduction targets, a discussion of water quality management devices that may be suitable for implementation within new development, as well as an outline of riparian corridor definition and management.

We understand several parcels of land within the LGA have been deferred from the current Development Control Plan (DCP) 2013 pending further advice. A plan showing the locations of the parcels of land in question is shown as an attachment to this letter. A number of these had approvals under the previous DCP and it is understood these developments will not be further encumbered by this advice.

A number of studies have been undertaken for the affected water bodies in question and these have been reviewed in conjunction with the relevant policies and guidelines, as listed below;

- Water Sensitive Urban Design Policy (Coffs Harbour City Council, 2013);
- Water Sensitive Urban Design Guideline (Coffs Harbour City Council, 2012);
- DCP 2013 Component B7 Biodiversity Requirements (Coffs Harbour City Council, 2013);
- DCP 2013 Component C8 Integrated (Natural) Water Cycle Management Requirements (Coffs Harbour City Council, 2013);
- Hearnes Lake Estuary Management Study and Plan (BMT WBM, 2009);
- Moonee Creek Estuary Management Plan (BMT WBM, 2008);
- Controlled Activities on Waterfront Land Guidelines for Riparian Corridors on Waterfront Land (NSW Department of Primary Industries – Office of Water, 2012);
- Controlled Activities on Waterfront Land Guidelines for Vegetation Management Plans on Waterfront Land (NSW Department of Primary Industries – Office of Water, 2012).

Prepared	GB	29/01/2014
Reviewed	AB	30/01/2014
Admin	KW	31/01/2014

## **ATT1D Water Management Report**



Water quality targets currently apply to the following types of development in Coffs Harbour LGA; residential developments larger than a single dwelling, commercial, industrial and tourist developments. These targets are outlined in the *Water Sensitive Urban Design Policy* and are reproduced below in Table 1.

TSS	80%	
TP	60%	
TN	45%	
Gross Pollutants	90%	

Table 1 – Water quality reduction targets

The *Water Sensitive Urban Design Guideline* identifies high environmental stress in Moonee Creek and Double Crossing Creek and outlines specific MUSIC parameters that should be used when modelling treatment train efficiency. It also reiterates that developments should be assessed on their merits.

In line with these documents, the percentage reduction target approach is considered suitable for the deferred parcels of land. MUSIC modelling should be undertaken in accordance with these documents and their references as a means of quantitatively assessing compliance.

Water quality treatment was also considered as part of the *Moonee Creek Estuary Management Plan* and the *Hearnes Lake Estuary Management Study and Plan.* In particular, the latter suggests that targets be defined on a development by development basis and urges a "net positive environmental outcome compared to the existing conditions".

This led to some consideration that for the Hearnes Lake locality, water quality targets should be in line with the *Neutral or Beneficial Effect on Water Quality Assessment Guideline* (Sydney Catchment Authority, 2011). This is a rigorous assessment that considers not only the mean annual pollutant loads, but the frequency of pollutant concentrations as well. For developed sites, the mean annual loads shall be less that the existing case and the concentration of pollutants shall be less than the existing case up to the 85<sup>th</sup> percentile flow.

Given that the parcels of land are small compared to the total contributing catchment, as well as the extensive degradation of the land due to agricultural endeavours further upstream, it is considered that applying these controls would not have a significant impact on receiving waters if upstream properties remained untreated. Furthermore, the size and hence maintenance cost of the treatment devices required would increase to meet the more stringent requirements. This may lead to neglect and the devices not functioning as originally intended. In any case, the money that would otherwise have been constructing and maintaining these larger treatment options may be better spent on revegetation and retrofitting water quality improvement devices upstream adjacent to some of the larger pollutant generating sites. Furthermore, we note the general concerns with long term maintenance of treatment devices, irrespective of their size of treatment target, and potential for reduced treatment efficiency over time.

It is recommended that water treatment devices suitable to the location of and type of development are implemented. The Water Sensitive Urban Design Guideline and its supporting documentation give a thorough coverage of water sensitive devices that may be used. Generally these include rainwater tanks, buffer strips, vegetated swales, permeable paving, sediment ponds, bio retention gardens and basins, ponds and artificial wetlands. Certainly this list is not exhaustive and in certain circumstances proprietary treatment devices such as Gross Pollutant Traps (GPTs) and cartridge filter pits may be more appropriate. Furthermore, certain situations may preclude the use of certain devices including a high water table, acid sulphate soils or tidal inundation. A detailed assessment of the site should be undertaken when determining the most appropriate treatment train for future developments.

## **ATT1D Water Management Report**



Riparian corridor definition and management was also considered as part of this investigation. The DCP, component B7 recommends the riparian buffer widths outlined in Table 2. These values are referenced in the *Moonee Creek Estuary Management Plan* and the *Hearnes Lake Estuary Management Study and Plan*. In the case of Moonee Creek, "revegetated buffers should be as broad as possible, ideally 100m wide", and around Hearnes Lake, "urban development should be set back 50m from the RL 3.5m AHD contour". Indeed, it is supported that buffers should be as wide as possible to perform floodplain management, ecological and habitat connectivity functions. The widths quoted, however, appear to contradict advice subsequently released from the New South Wales Office of Water, with Councils policy being somewhat more conservative. These are reproduced below in Table 3. All measurements are from the top of channel bank.

Moonee Creek	100m		
Skinners Creek	50m		
Hearnes Lake and Double Crossing Creek	50m		
SEPP 14 Wetlands	50m		
Willis Creek	50m		
Water Courses (stream order three or greater)	40m		
Table 2 – Riparian buffers from CHCC DCP B7 (2013)			

First order watercourse	10m	
Second order watercourse	20m	
Third order watercourse	30m	
Fourth order watercourse	40m	

Table 3 – Riparian buffers from NSW Office of Water (2012)

It is recommended that the values defined by the Office of Water are considered when determining the ultimate buffer widths; however other environmental objectives and planning constraints may need to be taken into account.

Management and rehabilitation of the riparian corridor will need to be assessed on a case by case basis. Techniques which can be employed include revegetation, removal of exotic species and weeds and bank stabilisation. Guidance can be found in Guidelines for Vegetation Management Plans on Waterfront Land published by the NSW Office of Water. Specific areas for revegetation are also noted in the estuary management plans noted above.

In summary, the water quality targets outlined in Council's water sensitive urban design policy should also be suitable for implementation in the land parcels noted. With respect to management of the riparian corridors, advice should be sought from the Office of Water guidelines and estuary management plans. In order to maximise the quality of receiving waters, further work may need to be done to identify heavy polluting lands in the upstream catchment, and develop treatment methods suitable for retrofit in these areas. We believe that this approach will prove more effective than management of these isolated parcels alone.

We trust this is what you require, however if you have any queries please feel free to contact the undersigned on (02) 4943 1777.

Yours sincerely,

Angus Brien

Civil Engineer

Y:\YEAR 2014 Jobs\NL140027\B\NL140027\_B01.GB.docx

