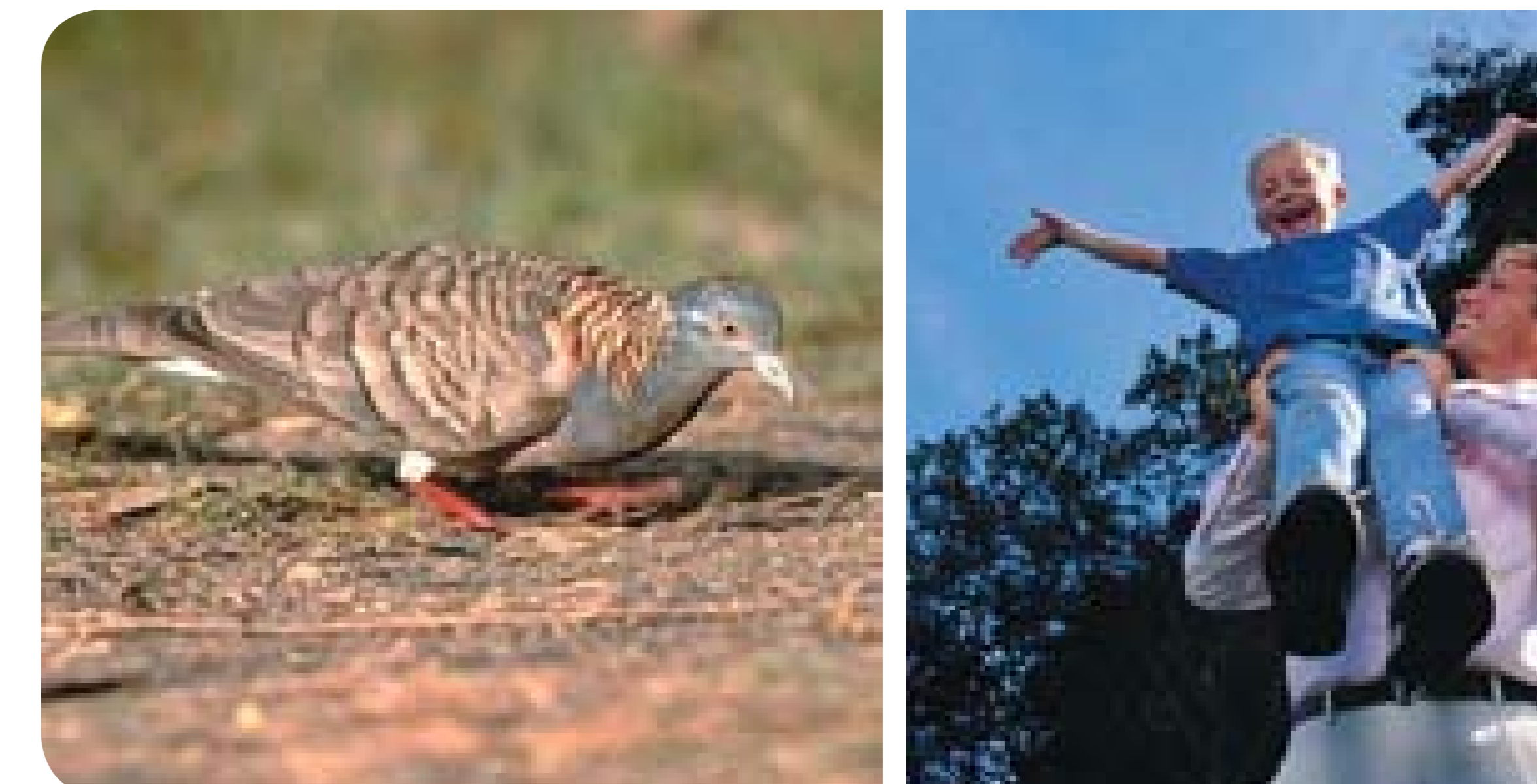


13 Water Conservation and Stormwater Management



Water conservation is a key component of the approach to sustainable development at Lyons.

The approach combines a comprehensive sustainability education program with physical initiatives such as water efficient planting for both public and private landscapes, the use of water efficient appliances, and investigation of the potential for stormwater reuse.

The main stormwater catchment for Lyons discharges into Sandy Creek. A relatively large catchment to the east of Lee Point Road drains through the development and into Sandy Creek. A small catchment area in the north east corner of the site drains across Lee Point Road.

The approach to stormwater management at Lyons aims to not only address stormwater issues for the site itself, but to also assist in resolving long standing stormwater-related issues in the surrounding area.

A primary concern with stormwater drainage from the site is the potential impact on Sandy Creek. Mitigation measures that are currently being considered include:

- A large central detention basin that will drain fully to permit the space to be used as a secondary recreation area
- Inclusion of Gross Pollutant Traps on all major stormwater outlets to remove rubbish and larger matter from the stormwater

- Landscaped central medians within much of the collector road network
- Grassed swales and retention pits (filled with stone and covered with topsoil and grass) within parks
- Investigating the potential for, and practicality of, rainwater tanks and “soakage pits” within each housing site. The soakage pits would receive overflow water from the rainwater tanks.



FEEDBACK ON STORMWATER ISSUES:	JOINT VENTURE RESPONSE
Support for a stormwater solution that protects Sandy Creek	Protection of Sandy Creek is of paramount importance in the overall approach to stormwater management. Our commitment is that stormwater peak runoff rates will not exceed predevelopment runoff rates. In addition, Gross Pollutant Traps and landscaped medians will assist in reducing the pollutant load. Strict erosion and sediment controls will also be in place during construction.
Recognition of the importance of erosion control	Careful design of infrastructure that will minimise erosion and reduce sediment transfer. Implementation of strict erosion and sediment control measures during construction of both the subdivision infrastructure and of housing.
The need to address mosquito control	We are currently studying a number of options to ensure that on site stormwater is dealt with effectively and that any existing issues in the area, including mosquito control, are not exacerbated. All studies will be finalised prior to submitting the DA.
The potential role of swales in stormwater management	The proposal is to include landscaped swales within much of the collector road system to assist in stormwater management.