

## Water Management Referral Response

<b>Application Number:</b>	DA2021/0004
<b>Date:</b>	11/02/2021
<b>To:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 1 DP 528546 , 1121 Pittwater Road COLLAROY NSW 2097

### Reasons for referral

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

### Officer comments

The applicant has a lot under 1000sqm and is not increasing impervious area, therefore the following cannot be required but is highly recommended. The proposed use as a veterinary hospital and grooming salon will result in high levels of potable water use, and the carpark will contribute microplastics and other forms of pollution to stormwater that almost immediately is discharged to Collaroy Beach.

The applicant is encouraged to consider at a minimum:

1. including a sediment filter pit on the boundary discharge point to capture sediment from stormwater prior to leaving the property (sediment carries most pollutants). Preferable is the inclusion of stormwater filter cartridges in the on-site detention tank.
2. rainwater/stormwater reuse is not suitable for pet washing due to some pets possibly having compromised health. Therefore, it is recommended that the applicant include a rainwater tank to capture roofwater for use in toilets and laundry, as in this type of development, there will also be a high demand for potable water for this purpose. This is supported by Council's Water Management for Development Policy clause 7.1 below.

#### 7.1 Water Conservation and Reuse

Council is committed to reducing water consumption within the LGA. All developments must be designed to minimise potable water consumption through water efficiency and appropriate reuse. This includes promotion and adoption of water efficient fittings and appliances and the use of alternate (non-potable) water sources such as rainwater, stormwater and greywater, in accordance with the principles of Water Sensitive Urban Design.

Water efficient fittings are required, as are sediment and erosion controls.

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 Waste Management Plan 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.

## **CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

### **Installation of Water Efficient Fittings**

The following Water Efficiency Labelling and Standards (WELS) Scheme rated fittings must be installed:

- a) 4 star dual-flush toilets
- b) 3 star showerheads
- c) 4 star taps (for all taps other than bath outlets and garden taps)
- d) 3 star urinals
- e) 3.5 star washing machines
- f) 4 star dishwashers

A certificate from a licenced plumber demonstrating compliance shall be submitted to the Principal Certifying Authority prior to the release of the Occupation Certificate.

Reason: To conserve potable water.