

Water Management Referral Response

Application Number:	DA2020/0146
Date:	05/03/2020
To:	Jordan Davies
Land to be developed (Address):	Lot 2 DP 271139 , 53 Lorikeet Grove WARRIEWOOD NSW 2102

Reasons for referral

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

Officer comments

This application was assessed for compliance with the court approved stormwater system design laid out in the Stormwater Management Report (Revision 7) prepared by Craig and Rhodes and the plans for Construction Certificate issued 9/5/2018.

The stormwater on the site must discharge to the bio-retention basin for the subdivision. The basin has been designed to have a capacity that can respond to an impervious area on each individual lot of 65%. This is at the higher end of the scale for Warriewood Valley. If the basin's capacity is exceeded, higher quantities of stormwater will bypass treatment in the basin meaning the subdivision will fail to meet its water quality targets, and detention targets will not be met, leading to increased peaks in flows entering the Endangered Ecological Community (EEC) on 41 Warriewood Road. It is critical that the dispersion of surface flows to the EEC remains as close to natural conditions as possible. For this reason, a non-compliance with the impervious area on the lot cannot be accepted.

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.