

Water Management Referral Response

Application Number:	DA2022/1530
Proposed Development:	Demolition works and construction of housing for seniors or people with a disability
Date:	14/02/2023
To:	Adam Croft
Land to be developed (Address):	Lot 9 DP 737255 , 171 Forest Way BELROSE NSW 2085

Reasons for referral

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

Officer comments

UPDATED REFERRAL

Not Supported.

This application was assessed in consideration of:

- Supplied plans and reports;
- Relevant LEP and DCP clauses; and
- Northern Beaches Water Management for Development Policy

Additional supporting information is required.

The applicant must demonstrate an integrated approach to stormwater management with an emphasis on the protection of the receiving environment. Water Sensitive Urban Design (WSUD) must be part of this approach as required by the Northern Beaches Water Management for Development Policy.

The proposal is reliant on cartridges to achieve water quality targets and so opportunities to achieve natural water cycle processes such as infiltration, evaporation or transpiration appear overlooked. The proposal should consider including features such as constructed wetland or bioretention basin into the water treatment strategy to reduce reliance on cartridges and achieve natural water cycle processes, particularly infiltration.

Note in particular the following principles of the Northern Beaches Council WSUD and MUSIC modelling Guidelines that are desirable qualities for enhancement in this proposal: i) integrating vegetated stormwater treatment into the landscape, so as to provide increased biodiversity, amenity and micro-climate benefits which can reduce the heat island effect, and; vii) providing green infrastructure and green links to improve habitat corridors.

To demonstrate an integrated approach to stormwater management, the following is required:

- All MUSIC data files must be provided to Council.
- The preliminary Geotechnical report indicates some uncertainty around groundwater movement. To retain the hydrological conditions and character downhill, stormwater infiltration is to be promoted.

Referral to the NSW Department of Planning and Environment – Water is also required.

Please also see the Riparian referral.

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.