

Water Management Referral Response

Application Number:	DA2022/1910
Proposed Development:	Demolition work and construction of a Residential Flat Building including basement car parking.
Date:	27/04/2023
To:	Maxwell Duncan
Land to be developed (Address):	Lot CP SP 2492 , 61 North Steyne MANLY NSW 2095

Reasons for referral

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

Officer comments

Supported

This application was assessed in consideration of:

- Supplied plans and reports;
- State Environmental Planning Policy (Resilience and Hazards) 2021 (clauses 2.8 and 2.12);
- Northern Beaches Water Management for Development Policy (WM Policy); and
- Relevant LEP and DCP clauses, in particular LEP 2013 6.4 Stormwater management and DCP 2013 3.7 Stormwater Management

The proposed infiltration/absorption tank is demonstrating compliance with LEP clause 6.4(3) and DCP 2013 3.7 Stormwater Management objectives 1)

The development has been identified in the geotechnical report (Douglas and Partners, Project 216903.01, September 2022) with groundwater interference. Refer report section 7.4.3 Further Groundwater Investigation and Assessment and 7.4.2 Groundwater Disposal.

The development is to be referred to WaterNSW (refer DPE Water referral response).

To undertake construction dewatering, the following approvals must be obtained from WaterNSW.

- water supply work approval
- water access licence (WAL) - unless the project qualifies for an exemption, please refer to the fact sheets for more information
- water use approval - unless there is a development application from a local government authority.

Refer WaterNSW guidelines for dewatering construction <https://www.waternsw.com.au/customer-services/water-licensing/dewatering>.

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 Erosion and Sediment Control Plan prepared 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.

Dewatering Management

A permit from Council is required for any dewatering of groundwater.

A Construction dewatering application to WaterNSW (refer DPE Water referral response) is required.

The groundwater/tailwater to be discharged must be compliant with the General Terms of Approval/Controlled Activity permit issued by WaterNSW (if applicable), Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) (Blue Book), Council's Compliance and Enforcement Policy and legislation including Protection of the Environment Operations Act 1997 and Contaminated Lands Act 1997.

All approvals, water discharges and monitoring results are to be documented and kept on site. Copies of all records shall be provided to the appropriate regulatory authority, including Council, upon request.

Reason: Protection of the receiving environment and groundwater resources.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Maintenance of Stormwater Treatment Measures - Minor

Stormwater treatment measures must be maintained at all times in accordance with manufacturer's specifications and as necessary to achieve the required stormwater quality targets for the development.

Northern Beaches Council reserves the right to enter the property and carry out appropriate maintenance of the device at the cost of the property owner.

Reason: Protection of the receiving environment.