

## Water Management Referral Response

<b>Application Number:</b>	DA2019/0021
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 6 DP 749791 , 113 Orchard Street WARRIEWOOD NSW 2102

### Reasons for referral

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

### Officer comments

This application is refused.

Mullet Creek and Narrabeen Lagoon are high priority catchments due to recreational activities in the waterways.

To satisfy Pittwater 21 DCP B5.9 Water Quality, the horse arena and day yards require a grassed swale or vegetated buffer that includes groundcovers or shrubs on the downslope side of the yards to capture fine sediments before they are discharged from the property (even if this is by surface flows) and enter Mullet Creek.

Manure is a source of nutrients, including nitrogen and phosphorus, which can be transported in run-off and cause pollution of lakes, streams and other water resources if manure is not managed carefully. As recommended in DPI's *Guidelines for minimum standards for keeping horses in urban areas: Factsheet 16* and *Primefact 932: Planning for horse establishments*, refuse should be placed in a receptacle such as a large metal bin with a flanged-fitting metal lid which is water-proof, prevents access to flies and vermin and reduces the emission of noxious odours. The bin should be emptied and disinfected weekly. Due to the confined area of the property, if there are more than five horses on the property, manure must be disposed of off-site. If five horses or less are kept on the property, manure may be disposed of by composting in a manure bay. The manure bay must be downwind of nearby neighbours and should not be sited near any on-site drainage such as dispersal headwalls or near the south-eastern corner of the property where drainage flows. The manure bay must have an infiltration trench downslope to capture runoff and encourage infiltration. This is to prevent contamination of Mullet Creek.

To satisfy requirements the applicant should:

1. update the stormwater plan to show the location of manure disposal/treatment areas and methods employed to prevent polluted runoff to drainage areas
2. update the landscape plan to show that vegetated buffers or swales have been incorporated around the horse arena and day yards to capture fine sediments and prevent polluted water runoff.

### Referral Body Recommendation

Recommended for refusal

### Refusal comments

### Recommended Water Management Conditions:

Nil.