

Water Management Referral Response

Application Number:	DA2023/0511
Proposed Development:	Demolition of existing structures, removal of trees and subdivision of one lot into three lots.
Date:	13/07/2023
To:	Nick Keeler
Land to be developed (Address):	Lot 5 DP 222134 , 337 Lower Plateau Road BILGOLA PLATEAU NSW 2107

Reasons for referral

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

Officer comments

Not supported

This application was assessed in consideration of but not limited to:

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

The proposal is for demolition of all existing site improvements, tree removal, subdivision of one lot into three, internal driveway, and infrastructure.

The proposal is on land within 40 metres of a waterway mapped under the Water Management (General) Regulation 2018 hydro line spatial data, and the Pittwater streams mapping. As such, the land is considered waterfront land and the applicant must obtain approval from the NSW Department of Planning & Environment – Water in the form of a controlled activity permit.

Under the Northern Beaches Water Management for Development Policy (WM Policy), Table 5 – General Stormwater Quality Requirements apply. To demonstrate compliance with the relevant stormwater performance requirements, a model preferably through the Model for Urban Stormwater Improvement Conceptualisation (MUSIC), or an equivalent, widely accepted model or methodology must be provided. In this case, the applicant must demonstrate that the proposed lots would be able to achieve the required water quality parameters. A MUSIC model has not been provided.

All stormwater treatment measures must be designed in accordance with the requirements of this Policy and Northern Beaches Council's WSUD and MUSIC Modelling Guidelines (Appendix 1) and modified for local conditions as appropriate. Stormwater treatment measures must be part of a unified design for the project and contribute to a positive urban design outcome, visually and physically integrated with the adjacent built and natural environment. For guidance on integration with the natural environment, refer to the Guidelines for outlet structures on waterfront land (May 2022).

Note, Council is unlikely to support rock gabions as part of outlet design.

No encroachments or low lying overhangs of the development are permitted over natural water courses.

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.