

Water Management Referral Response

Application Number:	DA2020/1514
Date:	24/02/2021
To:	Rebecca Englund
Land to be developed (Address):	Lot B DP 395193 , 0 L Federal Parade BROOKVALE NSW 2100 Lot 100 DP 1250521 , 37 - 43 Federal Parade BROOKVALE NSW 2100

Reasons for referral

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

Officer comments

The applicant has proposed to provide water quality management via a sediment arrestor pit. This method is not suitable for this kind of development, as it doesn't remove the other pollutants expected to be carried off a carpark. In particular our stormwater controls require the removal of phosphorus and nitrogen. Carparks are a big contributor of microplastics (from car tyres). There is also no opportunity for infiltration to groundwater. The applicant has not met Council's requirements for water sensitive urban design. The landscape plan includes a tree with grassed area that doesn't receive any stormwater runoff.

It is recommended the applicant direct stormwater runoff to tree pits or filtration beds (bio-retention) located at a number of locations in the carpark, with broken curbs that allow stormwater to infiltrate to groundwater, with excess flows filtered before discharging to the stormwater system and Greendale Creek/Curl Curl Lagoon.

The need to submit a MUSIC model is waived in this case.

The applicant is required to submit a revised stormwater plan that demonstrates the application of water sensitive urban design and shows that stormwater (up to the 3 month ARI) infiltrates to groundwater and is filtered prior to discharge to the stormwater system.

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.