

## Water Management Referral Response

<b>Application Number:</b>	DA2024/1303
<b>Proposed Development:</b>	Two (2) staged redevelopment of the Forestville RSL club involving the construction of a registered club and fifty five (55) independent living units and ancillary uses
<b>Date:</b>	08/01/2025
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 11 DP 626916 , 11 / 0 Melwood Avenue FORESTVILLE NSW 2087 Lot 31 DP 366454 , 20 Melwood Avenue FORESTVILLE NSW 2087 Lot 2589 DP 752038 , 22 Melwood Avenue FORESTVILLE NSW 2087

### 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:

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

The proposal does not sufficiently demonstrate Water Sensitive Urban Design (WSUD).

The stormwater treatment chain consists of 26 filter cartridges and two filter baskets. It does not include a rainwater tank. BASIX requires a rainwater harvesting and irrigation system, which is not shown in the stormwater plans or MUSIC model.

There are inconsistencies that require clarification. The areas shown in the MUSIC modelling, catchment plan, and legend do not appear to match.

Details about the modelling and integration of WSUD into the proposal can be provided in the form of a stormwater management report.

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.