

Water Management Referral Response

Application Number:	DA2022/1910
Proposed Development:	Demolition work and construction of a Residential Flat Building including basement car parking.
Date:	21/02/2023
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

Unsupported

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

It is noted that the lot area is 418 SqM with a project impervious area of 402 SqM and 16 SqM of deep soil. The project is not demonstrating compliance with LEP clause 6.4(3) to "maximise the use of water permeable surfaces on the land having regard to the soil characteristics affecting on-site infiltration of water" and is not providing alternatives water quality management strategy to improve the water quality (DCP 2013 3.7 Stormwater Management objectives 1)

Additional information on the proposed water quality management, with specific attention to infiltration based solution, is required.

The development has been identified in the geotechnical report (Douglas and Partners, Project 216903.01, September 2022) with groundwater interference and/or pollution from dewatering. Refer report section 7.4.3 Further Groundwater Investigation and Assessment and 7.4.2 Groundwater Disposal. The development is integrated development assessment process for construction dewatering and 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 unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Water Management Conditions:

Nil.