

## Water Management Referral Response

<b>Application Number:</b>	DA2019/1280
<b>To:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	<p>Lot 3B DP 164259 , 62 Beaconsfield Street NEWPORT NSW 2106</p> <p>Lot 4A DP 159498 , 11 Queens Parade NEWPORT NSW 2106</p> <p>Lot 3A DP 164259 , 9 Queens Parade NEWPORT NSW 2106</p> <p>Lot 2 DP 209106 , 7 Queens Parade NEWPORT NSW 2106</p> <p>Lot 5A DP 158658 , 13 Queens Parade NEWPORT NSW 2106</p> <p>Lot 4B DP 159498 , 60 Beaconsfield Street NEWPORT NSW 2106</p>

### Reasons for referral

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

### Officer comments

This application has been assessed under  
Pittwater DCP B5.9 - Water Quality  
Pittwater DCP B8.2 - Sediment and Erosion Control

The applicant has not provided a MUSIC model. An assessment of the performance of the proposed treatment is not possible until we receive this.

Generally the location of the bio-retention is very poor, raising concerns about sunlight, mosquito habitat and maintenance access. Maintenance access for the OSD and filter chamber is also poor.

The concerns that need to be addressed are:

1. Overall access maintenance for the bio-retention is very poor. It appears there is no vehicular access possible, so if sediment needs to be removed it will have to be done by hand with a bucket, or with a truck parked below on the ramp - vacuum truck access *might* be possible from there. If they have to do an entire renewal (this will be necessary in 20 or so years) how will they get materials in and out?
2. The roof height of the carpark level where the OSD access is located is not sufficient for a reasonable capacity sucker (vacuum) truck that will be required to maintain the filters in the filter chamber annually. Sediment will also need to be removed periodically from the OSD. It is noted here that while the location of the OSD is *okay*, it will be costly and time-consuming to maintain as only a small vehicle will be able to do the work, placing additional financial pressure on the strata funds.
3. The placement of the bio-retention basin means that it will be in shadow for most of the day. Shadow diagrams indicate about 2-3 hours of sunlight. This could lead to the basin remaining damp and poorly ventilated, with poor growth of essential vegetation for treatment. It could potentially become mosquito habitat due to the damp environment and lack of sunlight. It could also produce odour, and the basin is in very close proximity to residences. Appropriate vegetation species have been chosen that will cope with that shade.

It will be difficult to resolve these issues with the current location of both the OSD and bioretention. Additional sunlight could be introduced to the basin with the use of reflective surfaces, but this is

probably not ideal for the neighbouring properties.

The applicant should provide:

1. MUSIC model
2. A vision for how they see maintenance being executed on both the bioretention basin and the SPEL filter chamber and OSD, including vehicle access and what size of vehicle could be used.
3. If the bio-retention is to remain where it is - how will odour and dampness be managed to prevent mosquito habitat forming?

### **Referral Body Recommendation**

Recommended for refusal

### **Refusal comments**

### **Recommended Water Management Conditions:**

Nil.