

## Water Management Referral Response

<b>Application Number:</b>	DA2023/0803
<b>Proposed Development:</b>	Alterations and additions to the existing Hills Flower Market site
<b>Date:</b>	29/11/2023
<b>To:</b>	Kye Miles
<b>Land to be developed (Address):</b>	Part Lot 1 DP 845094 , 287 Mona Vale Road TERREY HILLS NSW 2084

### Reasons for referral

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

### Officer comments

This application was assessed in consideration of:

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

The music model parameters and the engineering details are inconsistent and in particular the filter depth (500mm Music/300mm drawings) and the extended detention depth (300mm Music/200mm drawings). In addition levels shown on sections page 21F99\_DA\_C201 and 21F99\_DA\_C202 h&h Engineering drawings (drainage pipe invert/ filter top surface) are inconsistent with proposed filter layers thickness.

300mm filter depth is insufficient to provide sufficient depth to support vegetation. Shallow systems are at risk of excessive drying.

400mm is the absolute minimum and Council guideline is recommending 500mm.

Music set up to follow Northern Beaches Council WSUD & MUSIC Modelling Guidelines with:

- Filter depth = recommended 0.5 – 0.8m (this excludes transition and drainage layer), 400mm absolute minimum
- TN content of filter media = >600mg/kg
- Orthophosphate content of filter media = >30mg/kg

Access for maintenance to be considered in the design.

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.