

Water Management Referral Response

Application Number:	DA2023/0868
Proposed Development:	Demolition of existing dwelling and construction of a Seniors Housing Development.
Date:	20/07/2023
To:	Jordan Davies
Land to be developed (Address):	Lot 44 DP 10648 , 39 Hay Street COLLAROY NSW 2097 Lot 45 DP 10648 , 41 Hay Street COLLAROY NSW 2097 Lot 46 DP 10648 , 43 Hay Street COLLAROY NSW 2097 Lot 43 DP 10648 , 37 Hay Street COLLAROY NSW 2097

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 but not limited to:

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

Council does not support the use of proprietary devices for pollutant removal if they do not achieve natural water cycle processes such as infiltration, evaporation or transpiration. Stormwater Cartridges as the sole water quality measure are not sufficient as they do not fulfill Councils WSUD objectives.

Consider incorporating WSUD elements onsite and investigate opportunities to place vegetated water quality system (bio filtration system or others) in the space above the proposed OSD.

Suggestions for WSUD optimisation includes, but is not limited to, incorporation of tree pits, filter planter box, rain gardens or green walls into design.

Additional information about WSUD can be found in the Northern Beaches Council *Water Management for Development Policy* and the *WSUD & Music Modelling Guidelines*.

The applicant is to submit a stormwater management strategy and plan based on a stormwater treatment chain.

A water quality model (MUSIC or equivalent) is to be submitted as part of the application, .SQZ file.

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.