

Water Management Referral Response

Application Number:	DA2024/0944
Proposed Development:	Demolition works and construction of a plant nursery and landscape material supplies premises
Date:	03/10/2024
To:	Anne-Marie Young
Land to be developed (Address):	Lot 3 DP 26902 , 12 Boondah Road WARRIEWOOD NSW 2102 Lot 4 DP 26902 , 10 Boondah Road WARRIEWOOD NSW 2102

Reasons for referral

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

Officer comments

Not supported.

This application has been assessed in consideration of:

- Supplied plans and reports;
- State Environmental Planning Policy (Resilience and Hazards) 2021 (section 2.8 & 2.12);
- Water Management Act 2000 & Water Management (General) Regulation 2018;
- Northern Beaches Water Management for Development Policy (WMD Policy);
- Relevant LEP and DCP clauses; and
- Warriewood Valley Reference Documents.

A Water Management Report has been provided. The report does not identify water quality targets and provide supporting evidence that these targets will be met. The proposal is required to have a neutral of beneficial impact on the water quality flowing to Warriewood Wetland.

A stormwater management plan has been provided. Stormwater treatment must be provided on site. The plan lacks detail about the proposed stormwater quality improvement devices. The proposal does not include stormwater reuse (e.g., a rainwater tank) and no detail has been provided about the proposed Gross Pollutant Trap (GPT), which is not connected to the stormwater system.

A bioretention basin has been included, which Council supports in principle, but more information is required. The basin must be appropriately designed and sized to achieve the required water quality water quality targets. Longitudinal and cross-sectional diagrams of the proposed bioretention basin are required. Council's preference is typically for an unlined basin. The design must be capable of being properly serviced throughout its design life, and Council will not accept the responsibility for maintenance.

The proposal must incorporate Water Sensitive Urban Design (WSUD) features. The proposal is for a nursery, a land use which is associated with potential leaching of pollutants (nutrients, pesticides etc.) into the surrounding environment. It is acknowledged that the proposal includes permeable surfaces. Additional opportunities to consider for implementing WSUD include a vegetated swale intercepting surface flow directed towards the wetland, permeable pavers for the carpark, use of tree pits or other system for stormwater reuse for the native screen planting fronting Boondah Road.

A MUSIC model and accompanying data files have not been provided. A pre- post-development comparison is required. MUSIC is the Model for Urban Stormwater Improvement Conceptualisation and is not standardised for garden nurseries. Therefore, modelling uncertainty needs to be incorporated into the design. Refer to Northern Beaches Water Management for Development Policy

section 4.1.3 Demonstrating Compliance.

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.