

Water Management Referral Response

Application Number:	DA2024/0878
Proposed Development:	Construction of a dwelling house, garage and stable building with ancillary site works
Date:	30/07/2024
To:	Adam Croft
Land to be developed (Address):	Lot 1A DP 11784 , 7 Wattle Road INGLESIDE NSW 2101

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:

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

The proposal is for construction of a residential dwelling, garage, stables, and land regrading. A stormwater plan has been provided and includes rainwater tanks that exceed BASIX capacity requirements, sediment control pits, above-ground on-site detention, and a headwall outlet discharging to the watercourse.

Section 4.0 of the WMD Policy applies. Water sensitive urban design, water reuse and infiltration into the soil, and the resulting quality of stormwater leaving the site are interconnected concepts that guide a merit-based assessment under the section. Stormwater runoff from horse stables, yards and other areas has the potential to carry a high load of nutrients, sediment and pathogens and triggers additional water quality considerations. From the information provided it appears that surface runoff from the hardstand entrance to the stables area, as well as any runoff coming from inside the stables, would flow into the stormwater system. The stormwater system in its current form does not provide adequate treatment for this type of runoff. Runoff from horse yards, enclosures, outdoor arenas and access areas should be captured and treated on site. The treatment and management measures will vary depending on the volume, source and path of the runoff generated by rainfall, and should be incorporated into the design for the development. Refer to the following document for demonstration of best practice with regard to horses, in particular section 3.5 Management of stormwater runoff: https://www.waternsw.com.au/__data/assets/pdf_file/0005/56480/Horse-Property-Developments-in-the-SDWC.pdf

The proposal must demonstrate that appropriate stormwater treatment and management measures will be in place to avoid any impacts of the horse areas on water quality leaving the site.

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.