

Water Management Referral Response

Application Number:	DA2020/1313
Date:	25/11/2020
To:	Adam Urbancic
Land to be developed (Address):	Lot 22 DP 270907 , 30 Baz Retreat WARRIEWOOD NSW 2102

Reasons for referral

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

Officer comments

This application has been assessed for compliance with the Water Management Report for the subdivision of 29-31 Warriewood Road, prepared by Civil Cert and dated 1/1/2018.

Site coverage is more than the maximum 65% allowed under the WMR, but the increased impervious surfaces of this lot are unlikely to make the common bio-retention/detention basin for this subdivision exceed its design capacity. The owner will be conditioned to ensure no further impervious surfaces are added to the lot.

Sediment controls are crucial to prevent sediment entering the stormwater network and impacting the bio-retention basin on the site, which will be responsibility of the property owners to clean. Sediment and erosion controls must be installed prior to disturbing any soil on site and maintained until all work is complete and groundcover re-established.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Water Management Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Installation and Maintenance of Sediment and Erosion Controls

Council proactively regulates construction sites for sediment management.

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) and the Erosion and Sediment Control Plan prepared by Clarendon Homes prior to commencement of any other works on site.

Erosion and sediment controls are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and vegetation cover has been re-established across 70 percent of the site, and the remaining areas have been stabilised with ongoing measures such as jute mesh or matting.

Reason: Protection of the receiving environment.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Impervious surfaces restriction

Connected impervious surfaces (hard surfaces that allow runoff to drain to the stormwater system rather than to deep soil landscaped areas) on the lot must not exceed 65 percent of the total lot area for the life of the development.

Reason: To ensure water management facilities do not exceed capacity.