

Water Management Referral Response

Application Number:	DA2020/1743
Date:	18/02/2021
To:	Anne-Marie Young
Land to be developed (Address):	Lot 3 DP 26532 , 45 Lantana Avenue WHEELER HEIGHTS NSW 2097

Reasons for referral

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

Officer comments

The subject site drains to Narrabeen Lagoon, a high value catchment due to its use for primary and secondary contact recreation (swimming and boating/fishing). The applicant has failed to provide a stormwater quality management solution that meets the water sensitive urban design requirements of the Northern Beaches Council Water Management for Development Policy, or the Seniors SEPP, which states that developments should minimise paved areas and re-use stormwater for second quality water uses.

The applicant has proposed stormwater filter cartridges which remove pollutants from stormwater, but do not mimic the natural water cycle, reduce stormwater runoff or reduce demand for potable water. Filter cartridges will be accepted as part of a water sensitive urban design approach that incorporates any of the following measures: reuse of rainwater for toilets and laundries, green roofs, green walls or infiltration areas. Alternatively, instead of using filter cartridges, the preferred approach is to install a green stormwater device such as bio-retention (basin or swales) that contributes to the amenity of the site, while filtering stormwater pollutants and infiltrating stormwater to groundwater, thus reducing runoff volumes. Baskets must be included on stormwater pits to capture organic matter and litter.

The applicant must provide the MUSIC model file (.sqz) for our assessment.

A number of construction sites in the vicinity of this development have had significant issues with groundwater seepage, which is supported by the geotech report. The applicant must provide a proper assessment of the presence of groundwater to allow Council to determine the suitability of the basement design.

I was unable to locate a sediment and erosion control plan. This is required.

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.