

Water Management Referral Response

Application Number:	DA2020/1756
Date:	20/07/2021
To:	Jordan Davies
Land to be developed (Address):	Lot 66 DP 6248 , 353 Barrenjoey Road NEWPORT NSW 2106 Lot 65 DP 6248 , 351 Barrenjoey Road NEWPORT NSW 2106 Lot 64 DP 1090224 , 351 Barrenjoey Road NEWPORT NSW 2106

Reasons for referral

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

Officer comments

The review application relates to the refused development application under DA2020/1756. The amended documentation was assessed under the appropriate water management legislation framework, the relevant parts of the LEP, DCP.

The project is not addressing the requirements of the Council Water Management for Development Policy.

The Stormwater Quality and Hydrology objectives should as minimum target:

- Total Phosphorous 65% reduction in the post development mean annual load
- Total Nitrogen 45% reduction in the post development mean annual load
- Total Suspended Solids 85% reduction in the post development mean annual load
- Gross Pollutants 90% reduction in the post development mean annual load (for pollutants greater than 5mm in diameter)
- pH 6.5 - 8.5
- Hydrology The post-development peak discharge must not exceed the pre-development peak discharge for flows up to the 50% AEP

Note that the percentage reduction in the post development mean annual loads are relative to the loads from the proposed development without treatment applied.

The project is not satisfactory in term of water management objectives. The proposal is therefore unsupported.

Summary:

1. The applicant must address the objectives and requirements of the Water Management for Development Policy.
2. They must provide a MUSIC model file (.sqz), updated stormwater plans and a water management report that demonstrates how they have complied.
3. Further groundwater studies must be completed as recommended in the geotechnical report and as part of the waterNSW general terms of approval.

Superseded

This development application has not addressed the requirements of the Water Management for Development Policy.

1. There is no stormwater treatment to remove pollutants apart from a gross pollutant trap. Targets for sediment, phosphorus and nitrogen removal have not been met.
2. A 10,000 litre tank is proposed, however it appears to be simply functioning as an OSD and is not connected to any facilities for the purpose of irrigation or reuse.
3. It is not clear how the quantity of stormwater runoff is being reduced although the proposed rooftop garden would assist with this somewhat, however is of limited size, with significant remaining roof space.
4. The development will intercept groundwater from 1.1m depth and the geotech report identifies significant risks to surrounding developments and the stability and water quality of the groundwater aquifer as a result of this development. The report identifies that the constraints may be too significant to support this development. A groundwater management plan from an appropriately qualified and registered engineer will be required to get a dewatering permit from Council that must be provided along with an application to WaterNSW for approval to intercept an aquifer and dewater. Continuous drawdown of the groundwater aquifer through pumping/dewatering of basements will not be allowed by Council or by WaterNSW. Dewatering of aquifers connected to seawater increased seawater intrusion and can impact the health of nearby brackish water systems.

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2. They must provide a MUSIC model file (.sqz), updated stormwater plans and a water management report that demonstrates how they have complied.
3. Further groundwater studies must be completed as recommended in the geotechnical report. It is highly recommended that the applicant consider a development that does not incorporate the basement levels to avoid the likely significant groundwater impacts.

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.