

Water Management Referral Response

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| Application Number: | DA2024/1079 |
| Proposed Development: | Community title subdivision into five (5) lots and civil works |
| Date: | 14/10/2024 |
| To: | Stephanie Gelder |
| Land to be developed (Address): | Lot 3 DP 1115877 , 53 B Warriewood Road WARRIEWOOD NSW 2102 Lot 3 DP 942319 , 53 Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 1115877 , 53 A Warriewood Road WARRIEWOOD NSW 2102 |

Reasons for referral

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

Officer comments

Not supported.

This referral relates to water quality management on the site.

This application has been assessed in consideration of:

- Supplied plans and reports;
- Pittwater LEP 2014 6.1 Warriewood Valley Release Area (Impacts to water quality of creeks)
- Pittwater 21 DCP C6.1 Integrated Water Cycle Management (Water Management Report, surface and groundwater quality management and monitoring)
- Pittwater 21 DCP C6.2 Natural Environment and Landscaping Principles (Location of water quality treatment measures)
- Warriewood Valley Urban Land Release Water Management Specification 2001 (Detailed guidance on water quality monitoring and management)
- State Environmental Planning Policy (Resilience and Hazards) 2021 (section 2.8 & 2.12) (Protecting the hydrological integrity of the downstream coastal wetland, and no impact to quantity and quality of surface AND groundwater flows)

The proposed stormwater quality management system is relying primarily on proprietary stormwater filtration cartridges.

To achieve the DCP C6.1 integrated water cycle management additional vegetated treatment measure must be included in the water treatment chain.

A wetland or bio-filtration system is to be included within the private buffer strip (outer riparian corridor) to promote ecological outcome and infiltration.

The water management report 2019 (Craig and Rhodes) is not relevant to the Civil Engineering Works (Enspire) plans and report.

A review of the the water management report 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.