

Water Management Referral Response

Application Number:	DA2020/0008
Date:	05/03/2020
To:	Claire Ryan
Land to be developed (Address):	Lot 27 DP 9151 , 3 Central Road AVALON BEACH NSW 2107

Reasons for referral

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

Officer comments

This application has been assessed under
Pittwater 21 DCP B5.9

In the PLM report it was noted that "Use of filtration cartridges is not supported for this development due to the need for infiltration".

The downstream catchment is significantly affected by flooding, and all development occurring in this catchment is therefore required to use water treatment measures that achieve infiltration and evaporation, to reduce the amount of runoff entering the stormwater system and Careel Creek during storm events.

Equally, the creek experiences reduced baseflows due to the increased imperviousness of the catchment. Lower baseflows exacerbate issues with odour downstream.

The applicant has not provided a solution for water quality that also achieves infiltration. There has been no compensation for lack of infiltration by decreasing connected impervious areas or providing pervious pavements. It is believed that the site is not constrained and there is sufficient space to incorporate some infiltration in the setback or landscaped areas at the lower end of the site. There are WSUD standard drawings publicly available that provide solutions for steeper sites.

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.