

Water Management Referral Response

Application Number:	DA2022/0809
Date:	04/07/2022
To:	Nick Keeler
Land to be developed (Address):	Lot 169 DP 752046 , 4 Harvey Road INGLESIDE NSW 2101

Reasons for referral

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

Officer comments

Landscaping materials supply yard are sites where material such as soil, stone, gravel, rock, sandstone etc. are stockpiled, moved and processed.

A range of water management issues need to be considered landscaping yard including the use of water for:

- the management of stormwater within, and sometimes outside, the site.
- dust suppression
- rock processing and stockpiles management
- the washing or separation of materials
- sediment-laden runoff stockpiles and other disturbed areas
- stormwater contamination from process plants, workshops, vehicle wash-down areas etc.

The goal for erosion and sediment control from landscaping yard is to ensure no pollution of surface water or groundwater. A strong emphasis should be placed on pollution prevention through erosion control, rather than relying on treatment techniques to capture these pollutant mostly sediments. A water management plan is to be developed to support the proposed design and integrate strategies like (but not limited) :

- erosion control, as a pollution prevention strategy
- runoff separation by diverting 'clean' stormwater runoff around the site or away from operational areas
- management and maintenance of long-term controls
- control water flow from the top of and through the project area by diverting up-slope 'clean' water away from disturbed areas
- ensuring that concentrated flows are below erosive levels and sediment is retained from disturbed areas
- spill bay
- considering stormwater reuse as part of the overall water-management strategy for the site to avoid or reduce discharge of polluted water
- areas where runoff may be polluted by contaminants other than sediment should be provided with separate drainage and treatment facilities, with uncontaminated runoff diverted around these areas.
- wash bay for vehicles

Due to the sensitivity of the adjacent land the water quality targets for the site are no "impacts" to the downstream receiving waters .

The concept stormwater plans are not demonstrating an effective water management strategy for the proposed site use.

Additional details need to be provided on the site management and runoff controls to achieve a no impact results.

A Construction Environmental Management Plan (CEMP) is required to cover the risk during the construction activity.

An operation and maintenance plan should be developed to guide the ongoing site operation.

A water quality model (Music) must be submitted to Council with the stormwater management plan.

The revised water management plan is integrate the Department of Environment and Heritage (OEH) NPWS Ku-ring-gai Chase Area submission:

"No stormwater is permitted to enter the adjacent National Park from the site at any time during construction or post construction. All stormwater is to be either managed on site or directed away from the adjacent National Park"

All Plans and reports must be in accordance with Council's Water Management for Development Policy.

For the reasons noted above this proposal is not supported.

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.