

Water Management Referral Response

Application Number:	DA2021/1341
Date:	09/09/2021
To:	Adam Croft
Land to be developed (Address):	Lot 17 DP 6040 , 3 Brookvale Avenue BROOKVALE NSW 2100

Reasons for referral

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

Officer comments

The application is for the demolition the existing site structures and the construction of multi dwelling housing containing 4 townhouses with basement level parking, and associated external works.

The proposal was assessed under the current creek and water management legislation framework, the relevant parts of the LEP, DCP and Council Water Management for Development Policy.

The relevant water management Policy principles are:

- Improve the quality of water discharged to our natural areas to protect the ecological and recreational condition of our, beaches, waterways, riparian areas and bushland.
- Water sensitive urban design measures will be integrated into the built form to maximise liveability and reduce the impacts of climate change e.g. urban heat island effect and intensified rainfall events.
- Reduce the consumption of potable water by encouraging water efficiency, the reuse of water and use of alternative water sources.

The proposed development triggers specific water quality requirements to install a filtration device that removes organic matter and coarse sediments from stormwater prior to discharge from the land.

Due to the sensitivity of the receiving waters (Greendale Creek and Curl Curl lagoon) it is recommended to achieve, as a minimum, the water quality targets shown on Table 5 of Council water policy.

The treatment measures must be designed in accordance with the requirements of this Policy and Northern Beaches Council's WSUD and MUSIC Modelling Guidelines.

Stormwater treatment measures must be part of a unified design for the project and contribute to a positive urban design outcome, visually and physically integrated with the adjacent built and natural environment.

Council may approve the use of proprietary devices where alternatives are limited (for instance in clay soils). Evidence is to be provided to demonstrates the performance of the system.

The supplied documentation is not demonstrating compliance with Council Water Management for Development Policy.

A review of the stormwater quality management is required including a stormwater management report and a music model (to be supplied to Council).

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.