

Water Management Referral Response

Application Number:	DA2020/1109
Date:	02/10/2020
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 362530 , 93 Warriewood Road WARRIEWOOD NSW 2102

Reasons for referral

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

Officer comments

This property was incorporated into the water management planning for the Western Portion of Sector 2 in Warriewood (for Council staff refer to Page 8 PW1456317 and Sector 2 Map 2018/024076), and therefore doesn't need to incorporate stormwater treatment into their lot, as this is managed via the Council-owned CDS gross-pollutant trap and wetland built in Valley View Reserve below Coachwood Way.

On-site detention is required (5m³ - staff see PW1456317).

The lot is required under Sector 2 approvals to have a 2,500L rainwater tank, the applicant is providing a 5,000L tank. This is required to be plumbed into toilets and for external use under the sector approvals, with top-up from Sydney Water supply.

The property must manage sediment during construction to avoid damage to the wetland and Narrabeen Creek - this has been conditioned.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Water Management Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Installation and Maintenance of Sediment and Erosion Controls

Council proactively regulates construction sites for sediment management.

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) and the Erosion and Sediment Control Plan prepared by Duffy Regan Design prior to commencement of any other works on site.

Erosion and sediment controls are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and vegetation cover has been re-established across 70 percent of the site, and the remaining areas have been stabilised with ongoing measures such as jute mesh or matting.

The discharge of sediment-laden waters from the site may result in clean-up orders and/or fines under Council's Compliance and Enforcement Policy and legislation including Protection of the Environment Operations Act 1997 and Contaminated Lands Act 1997.

Reason: Protection of the receiving environment