

## Water Management Referral Response

<b>Application Number:</b>	Mod2024/0051
<b>Proposed Development:</b>	Modification of Development Consent N0440/15 for the subdivision of land and the construction of a residential development incorporating 81 dwellings and associated civil works and landscaping
<b>Date:</b>	02/05/2024
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 1 DP 5055 , 8 Forest Road WARRIEWOOD NSW 2102

### Reasons for referral

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

### Officer comments

Not supported.

This application was assessed in consideration of:

- Supplied plans and reports;
- Warriewood Valley Landscape Masterplan and Design Guidelines;
- Warriewood Valley Urban Land Release Water Management Specification 2001; and
- Relevant LEP and DCP clauses.

Proposed modification is for upgrade of perimeter fire access road, modification of central access road alignment and reduced width, introduction of parking spaces, provision of additional community facilities, and extension of private open space. The proposal also includes the replacement of piped drainage with drainage swales.

Clarification is required on the proposed fire access road upgrade.

The statement of modification provided indicates the upgraded fire access road would be sealed, but this conflicts with the landscape plan that depicts the road as a gravel road.

There are considerable differences between these surfaces in their impacts on water quality and quantity, and so how these would be mitigated.

Additional information is required about the water quality resulting from the proposed modifications. A Water Management Report has been provided but No MUSIC model or model output has been provided.

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.