

## Water Management Referral Response

<b>Application Number:</b>	DA2023/0696
<b>Proposed Development:</b>	Construction of a dwelling house including swimming pool
<b>Date:</b>	06/08/2023
<b>To:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 16 DP 200638 , 60 Castle Circuit SEAFORTH NSW 2092

### Reasons for referral

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

### Officer comments

This application was assessed in consideration of:

- Supplied plans and reports;
- Northern Beaches Water Management for Development Policy (WM Policy); and
- Relevant LEP and DCP clauses

The site is currently undeveloped and the project will increase the impervious area by more than 50m<sup>2</sup>.

Water Management is required with Stormwater Quality and Hydrology objectives based on the proximity of the estuarine habitat.

The objectives are based on a no impact strategy as stated in the WM Policy Table 4 – Stormwater Quality Objectives.

The proposal must demonstrate compliance with the Waster Sensitive Urban Design (WSUD) and includes a water quality model. Refer WM Policy 4.1.2 Standards of Design, Council WSUD & MUSIC Modelling Guidelines and 4.1.3 Demonstrating Compliance. Model to be provided to Council in .sqz format.

Council encourage the integration of the proposed green roof/roof garden and planter box in the stormwater treatment chain.

Overland drainage swale proposed at level 4 to be vegetated, note Stormwater treatment measures must be sited on private land. Council will not accept the ownership or maintenance responsibilities of any stormwater treatment devices.

Engineering drawings notes to be updated with BASIX certificate certificate requirement of 2500litres (minor anomaly).

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.