

Water Management Referral Response

Application Number:	DA2023/1708
Proposed Development:	Demolition works and construction of a Recreation Facility (indoor) with signage
Date:	01/02/2024
To:	Gareth David
Land to be developed (Address):	Lot 2743 DP 752038 , 431 Pittwater Road NORTH MANLY NSW 2100

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;
- Northern Beaches Water Management for Development Policy (WMD Policy), and;
- Relevant LEP and DCP clauses;

The proposal is for a gymnastics and multi-sport facility.

Insufficient information has been provided to demonstrate that the proposal will achieve the required water management outcomes. The stormwater plan is not supported by a water quality model, and the design is lacking in water sensitive urban design features.

Section 4.0 of the WMD Policy applies. Water sensitive urban design, water reuse and infiltration into the soil, and the resulting quality of stormwater leaving the site are interconnected concepts that guide a merit-based assessment under the section. The proposed stormwater plan does not include features to retain water and encourage infiltration. As indicated in the PLM notes, water conservation (retention) on site for reuse must be investigated and if not adopted then a sufficient explanation provided as to why not. Examples of water sensitive urban design features include permeable pathways and driveways, infiltration trenches, rain gardens, and vegetated swales.

Section 4.1 of the WMD Policy applies. Under this section, the proposal is required to meet Table 4 – Stormwater Quality objectives. As described in the PLM notes, a MUSIC model is required. For target parameters, the proposal can refer to Table 5 – General Stormwater Quality Requirements.

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.