

## Water Management Referral Response

<b>Application Number:</b>	DA2020/1517
<b>Date:</b>	17/02/2021
<b>To:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 2 DP 349085 , 45 Warriewood Road WARRIEWOOD NSW 2102 Lot 1 DP 349085 , 49 Warriewood Road WARRIEWOOD NSW 2102

### Reasons for referral

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

### Officer comments

Minor amendments are required to the design of the stormwater treatment system:

1. The proposal includes OceanGuard 200 baskets for all stormwater pits. This is too many for one subdivision, and creates a significant compliance load for Council in inspecting individual private properties to ensure they've been cleaned. The applicant must install a gross-pollutant trap ideally prior to each inlet to the OSD tank, or between the OSD tank and the infiltration basin, located in common land managed under community title.
2. The outlet from the basin directs all stormwater to the channel running down the boundary of the property. This redirects all stormwater running off the site to a drain that bypasses the Swamp Schlerophyll Endangered Ecological Community, which relies partially on overland flows. The basin should use a spreader to disperse flows in as natural a manner as possible towards the EEC - not directly to the open drain on the boundary, which will transport flows straight to the creek.
3. It would be nice to see better visual integration of the basin with the surrounding area. The basin looks like a swimming pool, and as exemplified by the basins downstream of this lot, would not contribute to the amenity of this publicly accessible area.
4. The applicant should provide a MUSIC model file (.sqz) to allow Council to review the construction of the model.

The applicant has provided a groundwater report that shows the groundwater under 45-49 Warriewood Road flows towards the downstream property at 41 Warriewood Road and the EEC contained on that property. The applicant has provided sufficient landscaped pervious area on the lot to allow for infiltration, in addition to the infiltration basin, however, the need for Point 2 above is emphasised, to encourage flows from the site to infiltrate to groundwater. There is no further need for groundwater monitoring.

The sediment and erosion control plan is satisfactory.

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.