

## Water Management Referral Response

<b>Application Number:</b>	DA2019/1030
<b>To:</b>	Nick Keeler
<b>Land to be developed (Address):</b>	Lot 32 DP 5464 , 41 Warriewood Road WARRIEWOOD NSW 2102

### Reasons for referral

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

### Officer comments

This application has been assessed and is not compliant with the Water Management Report Rev 7 for 41 Warriewood Road and the Warriewood Valley Water Management Specification.

The lot is limited to 65% impervious area - the area restricted by the size of the bio-retention basin that provides detention and water treatment for the subdivision. This area has been exceeded in the application, with 71.73% impervious area proposed. While this is only a small increase, impervious area is expected to increase following development rather than decrease, and therefore the proposed impervious area needs to be addressed and reduced in the design now.

- Water quality management has otherwise been dealt with under the subdivision application
- The applicant has included a suitably sized rainwater tank
- Adequate sediment controls are proposed.

### Referral Body Recommendation

Recommended for refusal

### Refusal comments

### Recommended Water Management Conditions:

Nil.