

## Water Management Referral Response

<b>Application Number:</b>	DA2023/0129
<b>Proposed Development:</b>	Subdivision of one lot into 13 lots and associated works
<b>Date:</b>	29/03/2023
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot B DP 370222 , 4 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;
- Northern Beaches Water Management for Development Policy;
- Warriewood Valley Urban Land Release Water Management Specification 2001; and
- Relevant LEP and DCP clauses.

The proposal cannot be accepted in its current form.

The proposal places the burden of care and maintenance for the combined bio basin and OSD system that services 13 lots onto a single lot (Lot 7), which is considered unacceptable. It would create significant cost and complication for the future owner of the burdened lot and may negatively impact the frequency and quality of maintenance. Care and maintenance would also be dependent on the sale of the burdened lot. Additionally, the accessway for the combined system is long and narrow, which is considered unrealistic and impractical for machinery access for maintenance.

The proposed subdivision is in sector 5 of the Warriewood Valley area.

A Water Management Report is required under the Warriewood Water Management Specification 2001 but has not been provided. The ultimate goal of the assessment, listed under section 4.3.3 Assessment of Developed Conditions, is to ensure that the developed conditions do not worsen the existing conditions, refer Section 4.3 "Water Quality Management". As such, the impact on water quality should be no impact. The watercourse monitoring and Water Quality Monitoring Plan will not be required.

The water quality model and water balance model are to be supplied to Council for review.

Council is requiring pre/post-development as well as development mitigated and unmitigated scenarios.

Consideration of the following years

- a wet year (90%ile rainfall),
- an average year (~50%ile rainfall) and
- a dry year (10%ile rainfall).
- 1981-1985 (for water quality model)
- 1925-1974 (for water balance model)

Parameters stated in Council WSUD & MUSIC Modelling Guidelines are to be used are they are similar to the Warriewood Water Management Specification (Event Mean Concentrations for TN, TP, TSS).

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.