

Water Management Referral Response

Application Number:	DA2023/0995
Proposed Development:	Demolition works and construction of seniors housing
Date:	28/07/2023
To:	Adam Croft
Land to be developed (Address):	Lot A DP 384323 , 54 Brighton Street FRESHWATER NSW 2096 Lot 38 DP 14450 , 52 Brighton Street FRESHWATER NSW 2096

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 but not limited to:

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

Council does not support the use of proprietary devices for pollutant removal if they do not achieve natural water cycle processes such as infiltration, evaporation or transpiration.

Stormwater Cartridges as the sole water quality measure are not sufficient as they do not fulfill Councils WSUD objectives.

Consider incorporating WSUD elements onsite and investigate opportunities to place vegetated water quality system. Suggestions for WSUD optimisation includes, but is not limited to, incorporation of vegetated swale, tree pits, filter planter box, rain gardens or green roofs into design.

Additional information about WSUD can be found in the Northern Beaches Council Water Management for Development Policy and the WSUD & Music Modelling Guidelines.

The applicant is to submit a stormwater management strategy and plan based on a stormwater treatment chain.

Details of the rainwater tanks water demands used in the water quality model is required.

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.