

Water Management Referral Response

Application Number:	DA2022/2181
Proposed Development:	Demolition works and construction of a seniors housing development
Date:	29/06/2023
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 208183 , 69 Melwood Avenue FORESTVILLE NSW 2087

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 (WM Policy); and
- Relevant LEP and DCP clauses.

The proposal is required to meet the Table 5 – General Stormwater Quality Requirements of the Northern Beaches Water Management for Development Policy. Output from a MUSIC model has been provided to support that the proposed on-site water treatment will meet the stormwater quality requirements of the WM Policy.

A rainwater tank is included in the water treatment chain of the MUSIC modelling but could not be found in the provided stormwater plans. Stormwater plans showing the rainwater tank must be provided.

Updated comments - 29/6/2023

Supported

Proponent supplied amended stormwater plans addressing previous issues including rainwater tank location and size.

The application is supported with conditions.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Water Management Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Installation and Maintenance of Sediment and Erosion Controls

Council proactively regulates construction sites for sediment management.

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban

Stormwater: Soils and Construction' (2004) and the Erosion and Sediment Control Plan prepared by **<INSERT>** prior to commencement of any other works on site.

Erosion and sediment controls are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and vegetation cover has been re-established across 70 percent of the site, and the remaining areas have been stabilised with ongoing measures such as jute mesh or matting.

Reason: Protection of the receiving environment.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Maintenance of Stormwater Treatment Measures - Minor

Stormwater treatment measures must be maintained at all times in accordance with manufacturer's specifications and as necessary to achieve the required stormwater quality targets for the development.

Northern Beaches Council reserves the right to enter the property and carry out appropriate maintenance of the device at the cost of the property owner.

Reason: Protection of the receiving environment.