

## Water Management Referral Response

<b>Application Number:</b>	DA2021/0053
<b>Date:</b>	15/04/2021
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	<p>Lot 7 DP 1251955 , 121 Dove Lane WARRIEWOOD NSW 2102</p> <p>Lot 1 DP 1266557 , 111 Dove Lane WARRIEWOOD NSW 2102</p> <p>Lot 4 DP 1251955 , 101 Dove Lane WARRIEWOOD NSW 2102</p>

### Reasons for referral

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

### Officer comments

The plans and reports provided for DA2021/0053 for the subdivision of 121, 111 and 101 Dove Lane, specifically the Water Management Report, the Engineering Plans and the MUSIC model, do not agree with the plans and reports provided for 121 Dove Lane subdivision into three lots.

In DA2021/0053 I am presented with water management details that cover the entire lot (101,111,121) but the boundaries of lot 3 in DA2020/1727 do not seem to agree with the tentative lots shown for this area in DA2021/0053 (passing through the middle of houses 5-6).

The MUSIC model and water management report refer to stormwater filters for lots 1-3, yet DA2021/0053 doesn't identify which lots these are or where the filters are going to be located. The MUSIC model shows that Lot 3 (from DA 2020/1727) will have it's own filter, but on the engineering plans provided with DA2021/0053, it shows the houses on this supposed 'Lot 3' draining to the OSD and filters located under the private lane (Accessway No.1). The MUSIC model has just one filter servicing Lot 3 (typical for one house) but the plans show that there are now four and a half houses on this lot.

It's not clear who is going to own/maintain the devices.

Required:

1. A water management report and engineering plans and a MUSIC model that all agree with each other, particularly in relation to the defined lots.
2. The above reports must clearly differentiate/separate the water management for each DA, so they can be approved and conditioned as separate pieces.
3. I need to understand how they will be managed: ie. I'm assuming that the large eastern block east of Fern Creek Road will be managed by one community title association, the large lot immediately west of Fern Creek Road (subject to a future DA) will be managed by a second community title association and then there will be 2 or 3?? Individual house Torrens lots managing their own devices. Or is there one community title association for the entire subdivision for 121, 111 and 101 Dove Lane?
4. I need the engineering plan to show me where the filter cartridges and pit baskets will be located on the lots they refer to in the MUSIC model as lots 1-3. I'm assuming these are covered by the area of DA2020/1727. This is particularly relevant to ensure they are located in a way that will make them accessible for maintenance.

5. I want to know why an entire block of housing has been modelled without rainwater tanks and reuse (lot immediately west of Fern Creek Road), as this has a significant impact on rainwater reuse.
6. The MUSIC model needs to have the rainwater tanks broken down. Currently they have modelled (for example) three individual rainwater tanks as one tank, which has an impact on the results of the model. We have tested it separated and nowhere near the same reduction in runoff is achieved, which has implications for the overall water balance results for the site.
7. The cross section for the swale at the rear of the western house lots does not indicate whether it is lined. It was not included in the MUSIC model as contributing to water quality. The drain will be very difficult to access for maintenance given it is located at the rear boundary of the house lots.
8. There is a small discrepancy between the water management report that says it uses Ku-Ring-Gai council's reuse figures (50KL/Year) and the MUSIC model which has used Blacktown Council's reuse figures (25KL/year). These are significantly different estimates and have a major impact on projected runoff. We prefer the more conservative Blacktown figures, as the proposed lots are much smaller at less than 250sqm than those in Ku-Ring-Gai that are more like 350-500sqm.
9. The water management treatment train doesn't allow for infiltration. Justification for exclusion of infiltration must be included.
10. An updated MUSIC model, plans and a report must be provided to address the above.

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.