

Water Management Referral Response

Application Number:	DA2024/1362
Proposed Development:	Demolition works and construction of mixed use hospitality venue with supporting car parking, servicing and landscaping works
Date:	26/11/2024
To:	Anne-Marie Young
Land to be developed (Address):	Lot 180 DP 752017 , 40 Myoora Road TERREY HILLS NSW 2084

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 (WMD Policy), and;
- Relevant LEP and DCP clauses;

The proposal must meet the objectives of the Warringah DCP 2011, section C4 Stormwater Objectives, and the requirements of the WMD Policy.

Section 4.0 of the WMD Policy applies. Water sensitive urban design (WSUD), water reuse and infiltration into the soil, and the resulting quality of stormwater leaving the site are interconnected concepts that guide a merit-based assessment under the section. The water treatment chain of the proposal comprises of Ocean Guard pit inserts and StormFilter Cartridges. As such, it does not meet the outcomes Council seeks under Section 4.0 of the WMD Policy.

Section 4.1 of the WMD Policy applies. The proposal must meet Table 5 – General Stormwater Quality Requirements. A MUSIC file was not provided. A MUSIC schematic was provided in the Stormwater Management Plan. 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; or have the potential to remove dissolved pollutants. The treatment chain does not meet the WMD Policy standards of design (section 4.1.2).

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.