

## Water Management Referral Response

<b>Application Number:</b>	DA2024/1079
<b>Proposed Development:</b>	Community title subdivision into five (5) lots and civil works
<b>Date:</b>	30/04/2025
<b>To:</b>	Adam Richardson
<b>Land to be developed (Address):</b>	Lot 3 DP 1115877 , 53 B Warriewood Road WARRIEWOOD NSW 2102 Lot 3 DP 942319 , 53 Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 1115877 , 53 A Warriewood Road WARRIEWOOD NSW 2102

### Reasons for referral

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

### Officer comments

Supported.

This referral relates to water quality management on the site.

This application has been assessed in consideration of:

- Supplied plans and reports;
- Pittwater LEP 2014 6.1 Warriewood Valley Release Area (Impacts to water quality of creeks)
- Pittwater 21 DCP C6.1 Integrated Water Cycle Management (Water Management Report, surface and groundwater quality management and monitoring)
- Pittwater 21 DCP C6.2 Natural Environment and Landscaping Principles (Location of water quality treatment measures)
- Warriewood Valley Urban Land Release Water Management Specification 2001 (Detailed guidance on water quality monitoring and management)
- State Environmental Planning Policy (Resilience and Hazards) 2021 (section 2.8 & 2.12) (Protecting the hydrological integrity of the downstream coastal wetland, and no impact to quantity and quality of surface AND groundwater flows)

The proposed stormwater quality management system is including water harvesting, filtration cartridges and vegetated swale prior to release to Narrabeen Creek.

The proposed water management system is satisfactory, subject to 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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

#### BEFORE ISSUE OF A SUBDIVISION WORKS CERTIFICATE Detailed Design of Stormwater Treatment Measures

A certificate from a Civil Engineer, stating that the stormwater treatment measures have been designed in accordance with as referenced in this consent condition "Approved Plans and Supporting Documentation" from *enspire* and Council's Water Management for Development Policy.

The end of line vegetated swale as shown on the *enspire* engineering drawings and report as referenced in this consent condition "Approved Plans and Supporting Documentation" from *enspire* cannot be substituted by another water quality devices or mechanism.

The certificate shall be submitted to the Certifier prior to the release of the subdivision works certificate.

Reason: Protection of the receiving environment.

### CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

#### DURING CONSTRUCTION Substitution of Stormwater Treatment Measures

The substitution of an "equivalent" device for the stormwater treatment measure approved under the Development Consent must submitted to the Principal Certifier for approval prior to installation.

The end of line vegetated swale as shown on the *enspire* engineering drawings and report as referenced in this consent condition "**Approved Plans and Supporting Documentation**" from *enspire* cannot be substituted by another water quality devices or mechanism.

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

#### ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES Maintenance of Stormwater Treatment Measures - Major

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

Vegetated stormwater treatment measures must maintain an 80 percent survival rate of plantings and limit weed cover to no more than 10 percent of the total area of the stormwater treatment measure.

Where replacement cartridges or other necessary components for the system become unavailable, an alternative system is required to be retrofitted into the development to achieve an equivalent pollutant reduction outcome.

Evidence supporting the replacement must be retained on site and made available to Council as required.

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.

## **CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF ANY STRATA SUBDIVISION OR SUBDIVISION CERTIFICATE**

### **BEFORE ISSUE OF A SUBDIVISION CERTIFICATE Certification for the Installation of Stormwater Treatment Measures**

A certificate from a Civil Engineer, who has membership to Engineers Australia and the National Engineers Register must be provided, stating that the stormwater treatment measures have been installed in accordance with the construction certificate approved plans. The certificate must confirm that stormwater treatment measures are completed, online, in good condition and are not impacted by sediment. Vegetated measures must exhibit an 80 percent survival rate of plantings.

The certificate shall be submitted to the Principal Certifier prior to the release of a Subdivision Certificate.

Reason: Protection of the receiving environment.

### **BEFORE ISSUE OF A SUBDIVISION CERTIFICATE Positive Covenant, Restriction as to User and Registration of Encumbrances for Stormwater Treatment Measures**

A positive covenant shall be created on the title of the land requiring the proprietor of the land to maintain the stormwater treatment measures in accordance with the standard requirements of Council, the manufacturer and as required by the Stormwater Treatment Measures Operation and Maintenance Plan.

A restriction as to user shall be created on the title over the stormwater treatment measures, restricting any alteration to the measures.

The terms of the positive covenant and restriction as to user are to be prepared to Council's standard requirements (available from Council) at the applicant's expense and endorsed by the Northern Beaches Council's delegate prior to lodgement with the Department of Lands. Northern Beaches Council shall be nominated as the party to release, vary or modify such covenant.

A copy of the certificate of title demonstrating the creation of the positive covenant and restriction as to user is to be submitted to the Principal Certifier prior to the issue of the Subdivision Certificate.

Reason: To identify encumbrances on land, ensure ongoing maintenance, and ensure modification to the stormwater treatment measures is not carried out without Council's approval.

### **BEFORE ISSUE OF A SUBDIVISION CERTIFICATE Stormwater Treatment Measures Operation and Maintenance Plan**

An Operation and Maintenance Plan is to be prepared to ensure the proposed stormwater treatment measures remain effective.

The Plan must be attached to the Positive Covenant (and the community or strata management statement if applicable) and contain the following:

- A. Detail on the stormwater treatment measures:
  - a) Work as executed drawings.
  - b) Intent of the stormwater treatment measures including modelled pollutant removal rates.
  - c) Site detail showing catchment for each device.
  - d) Vegetation species list associated with each type of vegetated stormwater treatment measure.

- e) Impervious area restrictions to maintain the water balance for the site.
- f) Funding arrangements for the maintenance of all stormwater treatment measures.
- g) Identification of maintenance and management responsibilities
- h) Maintenance and emergency contact information.

B. Maintenance schedule and procedure - establishment period of one year following commissioning of the stormwater treatment measure:

- a) Activity description, and duration and frequency of visits.  
Additionally for vegetated devices:
- b) Monitoring and assessment to achieve an 80 percent survival rate for plantings.
- c) Management of weeds, pests and erosion, with weed and sediment cover limited to a maximum of 5 percent of the total area of the stormwater treatment measure.

C. Maintenance schedule and procedure - ongoing

- a) Activity description, and duration and frequency of visits.
- b) Routine maintenance requirements.
- c) Work Health and Safety requirements.
- d) Waste management and disposal.
- e) Traffic control (if required).
- f) Renewal, decommissioning and replacement timelines and activities of all stormwater treatment measures (please note that a DA may be required if an alternative stormwater treatment measure is proposed).
- g) Requirements for inspection and maintenance records, noting that these records are required to be maintained and made available to Council upon request.

Details demonstrating compliance shall be submitted to the Principal Certifier prior to the release of the Subdivision Certificate.

Reason: Protection of the receiving environment.

**BEFORE ISSUE OF A SUBDIVISION CERTIFICATE Works as Executed Drawings - Stormwater Treatment Measures**

Works as Executed Drawings for the stormwater treatment measures must be prepared in accordance with Council's Guideline for Preparing Works as Executed Data for Council Stormwater Assets.

The drawings shall be submitted to the Principal Certifier prior to the release of the Subdivision Certificate.

Reason: Protection of the receiving environment.