

Water Management Referral Response

Application Number:	DA2023/1763
Proposed Development:	Construction of a warehouse and distribution centre with associated office, including tree removal
Date:	01/02/2024
To:	Jordan Davies
Land to be developed (Address):	Lot 502 DP 875858 , 4 Minna Close BELROSE NSW 2085

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;
- Schedule 1 of the State Environmental Planning Policy Amendments (Water Catchments) 2022;
- State Environmental Planning Policy (Biodiversity & Conservation) 2021;
- Northern Beaches Water Management for Development Policy (WMD Policy); and
- Relevant LEP and DCP clauses.

Under the WMD Policy, the proposal meets the definition of undeveloped land in high quality catchment and so Table 4 Water Quality Objectives apply. The property is also mapped as within the Sydney Harbour Catchment, and so is within a regulated catchment under Schedule 1 of the State Environmental Planning Policy Amendments (Water Catchments) 2022 amendment to the State Environmental Planning Policy (Biodiversity & Conservation) 2021.

Collectively, the WMD Policy and the SEPP Amendment (Water Catchments) 2022 require a neutral or beneficial effect on water quality. Some water quality modelling has been provided but not enough to demonstrate whether the proposal would achieve the above requirements i.e., a neutral or beneficial effect on water quality. A water quality model, MUSIC or equivalent, is required to contrast pre-development water quality against the proposed post-development water quality.

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.