

## Water Management Referral Response

<b>Application Number:</b>	DA2020/0272
<b>Date:</b>	15/05/2020
<b>To:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	Lot 1 DP 166322 , 691 Pittwater Road DEE WHY NSW 2099

### Reasons for referral

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

### Officer comments

This application was assessed for how it has addressed Water Sensitive Urban Design objectives, and controls associated with stormwater quality, groundwater and sediment and erosion.

1. No basement is proposed. If any excavation takes place greater than 1.5m below ground level, a geotech report is required to identify whether any groundwater is present, as dewatering conditions would apply.
2. The sediment and erosion control plan must be updated to show where the stabilised access for the site will be located and how sediment will be controlled around this access.
3. The applicant is providing for stormwater quality treatment by installing a SPEL filter system. While these systems remove particulate pollutants, they don't remove dissolved nitrogen and phosphorus, and they don't allow for infiltration that contributes significantly to water quality issues in waterways. The roof garden and urban farm are good water sensitive urban design initiatives that contribute to reducing runoff and evaporation, but the 3kL rainwater tank proposed is the equivalent of that installed on most single dwellings.

Due to the high impervious area of this site and the need to include canopy in landscaped areas, the use of the SPEL filter system will be accepted if the applicant reduces stormwater runoff discharged from the site so that post-development stormwater volumes during an average rainfall year are 70% of the volume if no measures were applied. There is significant potential for rainwater capture and re-use within this building given the large number of occupants and the predicted water use. The target mentioned could be achieved by connecting rainwater to toilets and laundry facilities in the building, and using it for irrigation of landscaped areas.

The applicant must revise their sediment control plan and demonstrate how they will reduce stormwater runoff volumes.

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.