

Water Management Referral Response

Application Number:	DA2023/0129
Proposed Development:	Subdivision of one lot into 13 lots and associated works
Date:	24/11/2023
To:	Adam Croft
Land to be developed (Address):	Lot B DP 370222 , 4 Forest Road WARRIEWOOD NSW 2102

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;
- Warriewood Valley Urban Land Release Water Management Specification 2001; and
- Relevant LEP and DCP clauses.

The report is lacking clarity on the proposed subdivision of the dedicated lots in regards to water quality and the ultimately ownership of the water management system (raingardens on the road reserve and the detention basin) and should be updated to reflect the latest sub-division changes (community title).

In addition the proposed stormwater management strategy is unclear on the split between the detention and retention function of the rainwater tanks for each lot. Volumes for each function is to be reported on the drawings and report.

The lots pervious/impervious area used to model the water quality/balance is to be stated in the report and must be clearly defined for "in perpetuity" management of the lots.

The amended water quality model and water balance model are to be supplied to Council for review.

~~The proposal cannot be accepted in its current form.~~

~~The proposal places the burden of care and maintenance for the combined bio-basin and OSD system that~~

~~services 13 lots onto a single lot (Lot 7), which is considered unacceptable. It would create significant cost and~~

~~complication for the future owner of the burdened lot and may negatively impact the frequency and quality of~~

~~maintenance. Care and maintenance would also be dependent on the sale of the burdened lot.~~

~~Additionally, the
accessway for the combined system is long and narrow, which is considered unrealistic and
impractical for
machinery access for maintenance.
The proposed subdivision is in sector 5 of the Warriewood Valley area.
A Water Management Report is required under the Warriewood Water Management Specification 2004
but has
not been provided. The ultimate goal of the assessment, listed under section 4.3.3 Assessment of
Developed
Conditions, is to ensure that the developed conditions do not worsen the existing conditions, refer
Section 4.3
"Water Quality Management". As such, the impact on water quality should be no impact. The
watercourse
monitoring and Water Quality Monitoring Plan will not be required.
The water quality model and water balance model are to be supplied to Council for review.
Council is requiring pre/post-development as well as development mitigated and unmitigated
scenarios.
Consideration of the following years
- a wet year (90%ile rainfall),
- an average year (~50%ile rainfall) and
- a dry year (10%ile rainfall).
- 1981-1985 (for water quality model)
- 1925-1974 (for water balance model)
Parameters stated in Council WSUD & MUSIC Modelling Guidelines are to be used are they are
similar to
the Warriewood Water Management Specification (Event Mean Concentrations for TN, TP, TSS).~~

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.