

Water Management Referral Response

Application Number:	DA2019/0602
To:	Catriona Shirley
Land to be developed (Address):	Lot 32 DP 5464 , 41 Warriewood Road WARRIEWOOD NSW 2102

Reasons for referral

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

Officer comments

This application is recommended for approval.
Water management has largely been dealt with under the subdivision application.
This application meets the water management requirements (From the Stormwater Management Report Rev 7 for 41 Warriewood Road) in terms of proposing less than 65% impervious area on the lot. The sediment controls are adequate, and they have the appropriately sized rainwater tank for the subdivision.

Sediment and erosion controls must be installed prior to any work on site and maintained until work is complete and groundcover re-established. Due to there being an online bio-retention water treatment basin, particular care should be taken to ensure sediment does not wash into the gutter or stormwater pit on the property, as the residents will be responsible for cleaning sediment out of the basin in future.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Water Management Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Installation and Maintenance of Sediment and Erosion Control

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) and the Erosion and Sediment Control Plan prepared by KJR Drafting.

Erosion and sediment controls are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and the site is sufficiently stabilised with vegetation.

Reason: To protect the surrounding environment from the effects of sedimentation and erosion from the site.