

Water Management Referral Response

Application Number:	DA2022/1649
Proposed Development:	Alterations and additions to an educational establishment
Date:	14/12/2022
To:	Adam Susko
Land to be developed (Address):	Lot 12 DP 1119562 , 10 Namona Street NORTH NARRABEEN NSW 2101 Lot 3 DP 1018621 , 6 Namona Street NORTH NARRABEEN NSW 2101

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;
- State Environmental Planning Policy (Resilience and Hazards) 2021 (clauses 2.8 and 2.12);
- Northern Beaches Water Management for Development Policy (WM Policy); and
- Relevant LEP and DCP clauses.

Not enough information has been provided to undertake an assessment.

The applicant is to developed a Stormwater Strategy based on water quality targets (refer Northern Beaches Water Management for Development Policy). The proposed Stormwater strategy is not detailed enough for the development application assessment.

The type of development and location trigger a "no impact" approach for the site (refer table 4, land adjacent to estuarine habitat and endangered ecological community) which is to be met.

The proposed bio filtration system sizing is to be supported by a MUSIC model with results presented in a short report and model file supplied in .sqz.

The applicant is also to follow the Standards of Design stated in section 4.1.2.

See link below

<https://www.northernbeaches.nsw.gov.au/sites/default/files/2017299456finalnorthernbeachescouncilwsu-register/watermanagement/water-management-development-policy/water-management-development-policyv2.PDF>

The proposed development is likely to be subject to waterfront land permit from Department of Planning and Environment - Water.

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.