

Water Management Referral Response

Application Number:	DA2023/0669
Proposed Development:	Demolition work and the construction of 28 dwellings, infrastructure, roadworks, tree removal, landscaping, community title subdivision and the dedication of the creekline corridor to Council.
Date:	15/08/2023
To:	Alex Keller
Land to be developed (Address):	Lot 4 DP 553816 , 16 Macpherson Street WARRIEWOOD NSW 2102

Reasons for referral

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

Officer comments

A MUSIC model of pre development and post development conditions for the subdivision design should be submitted as soon as possible prior to perusal of the Water Management comments.

Not supported.

This referral relates to water quality management on the site.

This application has been assessed in consideration of:

- Supplied plans and reports;
- Pittwater LEP 2014 6.1 Warriewood Valley Release Area (Impacts to water quality of creeks)
- Pittwater 21 DCP C6.1 Integrated Water Cycle Management (Water Management Report, surface and groundwater quality management and monitoring)
- Pittwater 21 DCP C6.2 Natural Environment and Landscaping Principles (Location of water quality treatment measures)
- Warriewood Valley Urban Land Release Water Management Specification 2001 (Detailed guidance on water quality monitoring and management)
- State Environmental Planning Policy (Resilience and Hazards) 2021 (section 2.8 & 2.12) (Protecting the hydrological integrity of the downstream coastal wetland, and no impact to quantity and quality of surface AND groundwater flows)

A water management report has been provided.

Water Cycle Assessment

It is proposed to construct the combined WSUD and detention basin without an impervious liner, which is an assumption included in the water balance model provided. The absence of any impervious liner is supported by Council and must be reflected in the plans provided to Council.

Modeling of existing conditions to be as rural or forested node, Music model to be modified accordingly.

Proposed biofiltration/OSD

Additional details are to be supplied to Council for assessment including:

- overland flow path and connection to the basin is to be indicated
- scour protection measure if required at the overland flow path inlet zone
- details of the outlet pit, surcharge grate
- basin weir and spillway to the creek including scour protection measures and calculation

Note the basin filter media is to be protected from fine sediment until the construction site is fully stabilised.

Water Quality Assessment and monitoring

Water Quality Monitoring must also be undertaken at the inflow and outflow locations of the bio-basin to be constructed. This must be included in the Water Management Plan.

Water Quality Management

Council is supportive of a bio-basin solution.

Bio-basin design does not include an access ramp. Proposed maintenance access must be shown.

Dewatering

Dewatering for construction will need to be accompanied by a permit from the WaterNSW and Northern Beaches Council.

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.