

Water Management Referral Response

Application Number:	DA2018/1692
To:	Alex Keller
Land to be developed (Address):	Lot 810 DP 752038 , 810 / Willandra Road NARRAWEENA NSW 2099

Reasons for referral

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

Officer comments

The proposed development is recommended for refusal on the basis that development application has not addressed the Stormwater Quality requirements of Council's Water Management Policy.

The applicant is advised to provide the following documentation:

Water Sensitive Urban Design (WSUD) Strategy

A WSUD Strategy must be prepared in accordance with Council's WSUD Technical Guidelines (attached) to demonstrate compliance with Council's Water Management Policy.

The Strategy shall contain the following information:

- Proposed development – Describe the proposed development at the site, including site boundaries, proposed land uses.
- Catchment analysis plan – clearly showing the surface type (roof, road, landscape, forest etc) and the total areas. This must be consistent with the land use nodes within the MUSIC Model.
- Water conservation – Demonstrate how the potable water conservation targets in section 7.1 of the Water Management Policy. For residential developments this maybe in the form of a BASIX Certificate. Rainwater reuse should be incorporated into the development which will also have a positive impact on water quality and reduce off site discharge.
- Stormwater quality – Demonstrate how the General Stormwater Quality Requirements in Table 4, Section 8.1 of the Water Management Policy will be met, including the location, size and configuration of stormwater treatment measures proposed for the development. Council's preference is for the use of natural systems (raingardens, bioretention etc) as they promote infiltration, provide amenity and environmental services rather than proprietary devices.
- MUSIC model - prepared in accordance with Council's WSUD Technical Guidelines unless alternative modelling parameters are justified on the basis of local studies. Details of the modelling of those elements, parameters and assumptions used. All MUSIC data files must be provided to Council.
- Integration with the urban design – Identify how the treatment measures will integrate with the development layout and the surrounding area such as the use of bioretention within the carpark areas etc.

Referral Body Recommendation

Recommended for refusal
DA2018/1692

Refusal comments

Recommended Water Management Conditions:

Nil.