

Water Management Referral Response

Application Number:	DA2021/2257
Date:	20/12/2021
To:	Maxwell Duncan
Land to be developed (Address):	Lot 100 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 101 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 102 DP 1069144 , 75 The Corso MANLY NSW 2095 Lot 1 DP 1034722 , 42 North Steyne MANLY NSW 2095

Reasons for referral

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

Officer comments

The proposal was assessed under the current creek and water management legislation framework, the relevant parts of the LEP, DCP and Council Water Management for Development Policy.

The relevant water management Policy principles are:

- Improve the quality of water discharged to our natural areas to protect the ecological and recreational condition of our, beaches, waterways, riparian areas and bushland.
- Water sensitive urban design measures will be integrated into the built form to maximise liveability and reduce the impacts of climate change e.g. urban heat island effect and intensified rainfall events.
- Reduce the consumption of potable water by encouraging water efficiency, the reuse of water and use of alternative water sources.

The proposed development is for substantial alterations and additions.

The drainage plan is showing the proposed stormwater network including a sediment pit. The stormwater runoff generated by the hard surfaces is piped to existing Council stormwater system to the West and to the kerb to the East of the building.

The project is subject to Council Water Management for Development Policy stormwater quality objectives. The supplied documentation is not giving enough technical details on the proposed Stormwater Water quality management, no water quality model and report have been supplied.

The project is not demonstrating compliance with the stormwater quality objectives, likely general water quality objectives (table 5).

The proposal fails to demonstrate compliance with Council Water Management for Development Policy for water quality.

Additional information will be required to cover the design of the stormwater treatment chain.

As per the policy Standards of Design, Council expect a stormwater management plan and report supported by a water quality model (refer Council guidelines). MUSIC model files (or equivalent) are to be provided to council for review.

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.