

Water Management Referral Response

Application Number:	DA2023/0987
Proposed Development:	Demolition and construction of a shop top housing development with basement parking
Date:	06/08/2023
To:	Alex Keller
Land to be developed (Address):	Lot 1 SP 14133 , 39 Belgrave Street MANLY NSW 2095 Lot 2 SP 14133 , 38 Belgrave Street MANLY NSW 2095 Lot 3 SP 14133 , 36 Belgrave Street MANLY NSW 2095 Lot 4 SP 14133 , 35 Belgrave Street MANLY NSW 2095 Lot 5 SP 14133 , 1 / 37 Belgrave Street MANLY NSW 2095 Lot 6 SP 14133 , 2 / 37 Belgrave Street MANLY NSW 2095 Lot 7 SP 14133 , 3 / 37 Belgrave Street MANLY NSW 2095 Lot 1 DP 100633 , 40 Belgrave Street MANLY NSW 2095 Lot 1 DP 104766 , 41 Belgrave Street MANLY NSW 2095 Lot 1 DP 34395 , 42 Belgrave Street MANLY NSW 2095 Lot 1 DP 719821 , 43 Belgrave Street MANLY NSW 2095 Lot CP SP 14133 , 35 - 39 Belgrave Street MANLY NSW 2095

Reasons for referral

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

Officer comments

The proposal is subject to:

- 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, in particular LEP 2013 6.4 Stormwater management and DCP 2013 3.7 Stormwater Management

This proposal is unsupported as the water management aspects are not sufficient to meet Manly LEP [6.4 (3)] and Manly DCP [3.7] requirements. Recommendations that were provided in PLM2023/0054 to meet the LEP and DCP requirements were not taken into consideration in the design.

As per the LEP and DCP, the proposed development should avoid significant impact of stormwater run-off in relation to water quality and quantity with a water sensitive urban design (WSUD). The proposed stormwater treatment system is not complying with Council Water Management for Development Policy. WSUD optimisation is required with infiltration-based solutions and vegetated system (garden/planter box/green wall,...)

As per PLM2023/0054, the development is expected to interfere with groundwater and dewatering will be required. As such, the development is subject to the integrated development assessment process for construction dewatering and will need to be referred to WaterNSW.

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.