Water Management Referral Response

Application Number:	Mod2021/0624

Date:	15/09/2021
To:	Phil Lane
Land to be developed (Address):	Lot 100 DP 1023183 Part Lot 1046 DP 752038 Part Lot 1047 DP 752038 Part Lot 1053 DP 752038 Permissive Occupancy 88/31 A/C 174235 Closed Crown Road Licence 199961 , 100 / 0 Meatworks Avenue OXFORD FALLS NSW 2100

Reasons for referral

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

Officer comments

The modification seeks to modify the conditions and requirements for the on-site stormwater detention system and point of discharge.

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 triggers specific water quality requirements to install a filtration device that removes organic matter and coarse sediments from stormwater prior to discharge from the land.
The treatment measures must be designed in accordance with the requirements of this Policy and Northern Beaches Council's WSUD and MUSIC Modelling Guidelines.
Stormwater treatment measures must be part of a unified design for the project and contribute to a positive urban design outcome, visually and physically integrated with the adjacent built and natural environment. Council may approve the use of proprietary devices where alternatives are limited. Evidence is to be provided to demonstrates the performance of the system.
The project modifications documentation is showing an Alternate Discharge Approach with the creation of 8 stormwater outlets.
The applicant need to demonstrate that the disposal of stormwater is not unreasonably impacting on the downstream environment. All environmental impacts (as a minimum fauna, flora, soils) link to the change of flow path and hydroregime shall be addressed and managed.
Flow spreaders. Diverting flows from one catchment (or sub-catchment) to another catchment (or subcatchment) will not be permitted. Properties must drain in the direction of their natural catchment.
The catch drain located at the back of the building is draining a significant area of the upstream catchment, details should be provided on how the water will be conveyed to the downstream receiving environment. The design shall include a naturalised swale system with macrophyte planting.
The use of stormwater Soil absorption is to be investigated first. Only if the stormwater Soil absorption characteristics and other physical constraints indicate the on-site absorption system is not appropriate for the property the use of a level spreader might be permitted.

Level spreaders shall have minimal impact on the upon adjoining property. Compliance with any requirements of the affected downstream property owners. The level spreader shall require the creation of a Positive Covenant and Restriction on Use of Land over the system.
In summary a Stormwater water quality management system is to be developed supported by an adequate flow disposal (infiltration or spreaders).
Environmental impacts documentations and water quality model (MUSIC or equivalent) is to be supplied. The MUSIC file is to be provided in the native format (.sqz).

To date the proposal is not demonstrating compliance with Council water policy for development.

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.