

Water Management Referral Response

Application Number:	DA2021/1436
Date:	16/09/2021
To:	Penny Wood
Land to be developed (Address):	Lot 1 DP 137168 , 0 Kenneth Road MANLY NSW 2095 Lot 10 DP 1177 , 0 Kenneth Road MANLY NSW 2095 Lot 6 DP 1177 , 0 Kenneth Road MANLY NSW 2095 Lot DP 55906 , 0 Kenneth Road MANLY NSW 2095 Lot 2 DP 535058 , 0 Kenneth Road MANLY NSW 2095 Lot 30 DP 649787 , 0 Kenneth Road 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 application seeks consent for partial demolition and construction of a new maintenance facility building and six (6) proposed sand and soil bays with retractable weather covers, construction of a heavy-duty concrete paving hardstand area with twelve (12) car parking spaces and with an existing vehicular driveway access and a security gate to Kenneth Road.

The proposed maintenance facility building, soil bays and parking area is triggering controls to protect the environment.

The stormwater quality objectives are defined in the Water Management for Development Policy, refer the General Stormwater Quality Requirements (table 5).

The drainage plan is showing the proposed stormwater stormwater network. The stormwater runoff generated by the hard surfaces is piped to an infiltration basin.

The supplied documentation is not giving enough technical details on the proposed water quality management.

The infiltration basin is not detailed and the management of building roof runoff is not shown. No water quality model and report have been supplied.

It is noted that the water table is high and the interaction with the infiltration should be investigated further, additionally the outlet and weir of the infiltration basin is to be design to site conditions.

Note that no vehicles wash bay are to be connected to the stormwater system.

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:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Stormwater Treatment Measures – Minor

The applicant must install a filtration device (such as a sediment control pit) that captures organic matter and coarse sediments prior to discharge of stormwater from the land. All stormwater treatment measures must make provision for convenient and safe regular inspection, periodic cleaning, and maintenance.

Details demonstrating compliance are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: Protection of the receiving environment.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Installation and Maintenance of Sediment and Erosion Controls

Council proactively regulates construction sites for sediment management.

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) and the Erosion and Sediment Control Plan prior to commencement of any other works on site.

Erosion and sediment controls are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and vegetation cover has been re-established across 70 percent of the site, and the remaining areas have been stabilised with ongoing measures such as jute mesh or matting.

Reason: Protection of the receiving environment.

Dewatering Management

Tailwater (surface water and rainwater): Please contact catchment@northernbeaches.nsw.gov.au for advice on Council's water quality requirements for a single instance of dewatering tailwater that collects in an excavation during works. A dewatering permit application must be made for expected multiple instances or continuous dewatering of tailwater.

Groundwater: A permit from Council is required for any dewatering of groundwater. An application for interference with an aquifer is required to the Natural Resources Access Regulator. Contact

catchment@northernbeaches.nsw.gov.au for more information about permits.

The groundwater/tailwater to be discharged must be compliant with the General Terms of Approval/Controlled Activity permit issued by WaterNSW (if applicable), Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) (Blue Book), Council's Compliance and Enforcement Policy and legislation including Protection of the Environment Operations Act 1997 and Contaminated Lands Act 1997.

All approvals, water discharges and monitoring results are to be documented and kept on site. Copies of all records shall be provided to the appropriate regulatory authority, including Council, upon request.

Reason: Protection of the receiving environment and groundwater resources.