

## Water Management Referral Response

<b>Application Number:</b>	DA2025/1157
<b>Proposed Development:</b>	Demolition works and construction of a residential flat building including basement parking
<b>Date:</b>	09/09/2025
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 1 SP 4911 , 1 / 18 Victoria Parade MANLY NSW 2095 Lot 2 SP 4911 , 2 / 18 Victoria Parade MANLY NSW 2095 Lot 3 SP 4911 , 3 / 18 Victoria Parade MANLY NSW 2095 Lot 4 SP 4911 , 4 / 18 Victoria Parade MANLY NSW 2095 Lot 5 SP 4911 , 5 / 18 Victoria Parade MANLY NSW 2095 Lot 6 SP 4911 , 6 / 18 Victoria Parade MANLY NSW 2095 Lot 7 SP 4911 , 7 / 18 Victoria Parade MANLY NSW 2095 Lot 8 SP 4911 , 8 / 18 Victoria Parade MANLY NSW 2095 Lot 9 SP 4911 , 9 / 18 Victoria Parade MANLY NSW 2095 Lot CP SP 4911 , 18 Victoria Parade MANLY NSW 2095

### Reasons for referral

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

### Officer comments

This application has been assessed with reference to:

- Submitted plans and supporting documentation
- Relevant LEP and DCP provisions
- Northern Beaches Water Management for Development Policy
- State Environmental Planning Policy (Resilience and Hazards) 2021
- Water Management Act 2000 and associated regulations

The proposed stormwater management strategy is considered satisfactory, incorporating filtration and appropriate treatment measures.

While the design reflects some Water Sensitive Urban Design (WSUD) principles, there is potential to further enhance water quality outcomes through the integration of additional features such as green walls and vegetated roofs. These elements can assist in managing runoff, improving filtration, and contributing to the site's overall environmental performance.

To support water conservation, the inclusion of a rainwater tank for irrigation of landscaped areas is required. This measure can reduce potable water demand and contribute to sustainable site management, particularly during dry periods.

Approval is recommended, subject to conditions ensuring the implementation of the proposed strategy.

The proposal is therefore supported.

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

### Detailed Design of Stormwater Treatment Measures - Major

Prior to the issue of the Construction Certificate, a certificate prepared by a qualified Civil Engineer must be submitted to the Certifier. The certificate shall confirm that the stormwater treatment measures have been designed in accordance with:

- The approved stormwater report and plans (SYD3715 – ADP Rev 2 dated 7/08/2025)
- The inclusion of a rainwater tank system designed to collect roof runoff for the purpose of irrigating landscaped areas within the development.

**Reason:** To ensure the protection of the receiving environment through compliance with approved water quality and stormwater management standards.

### Rainwater Tank for Landscape Irrigation

Prior to the issue of the Construction Certificate, the plans must demonstrate the inclusion of a rainwater tank system designed to collect roof runoff for the purpose of irrigating landscaped areas within the development. The system must be:

- Sized appropriately to meet the irrigation demand of the proposed landscaping
- Designed and installed in accordance with relevant Australian Standards and Council's Water Management for Development Policy
- Clearly shown on the hydraulic and landscape plans submitted for Construction Certificate approval

**Reason:** To promote water conservation and reduce reliance on potable water for landscape irrigation, supporting sustainable site management and improved water quality outcomes.

## CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

### Certification for the Installation of Stormwater Treatment Measures

A certificate from a Civil Engineer, who has membership to Engineers Australia and the National Engineers Register must be provided, stating that the stormwater treatment measures have been installed in accordance with the construction certificate approved plans. The certificate must confirm that stormwater treatment measures are completed, online, in good condition and are not impacted by sediment.

The certificate shall be submitted to the Principal Certifier prior to the release of an Occupation Certificate.

**Reason:** Protection of the receiving environment.

### Positive Covenant, Restriction as to User and Registration of Encumbrances for Stormwater Treatment Measures

A positive covenant shall be created on the title of the land requiring the proprietor of the land to maintain the stormwater treatment measures in accordance with the standard requirements of Council, the manufacturer and as required by the Stormwater Treatment Measures Operation and Maintenance Plan.

A restriction as to user shall be created on the title over the stormwater treatment measures, restricting any alteration to the measures.

The terms of the positive covenant and restriction as to user are to be prepared to Council's standard

requirements (available from Council) at the applicant's expense and endorsed by the Northern Beaches Council's delegate prior to lodgement with the Department of Lands. Northern Beaches Council shall be nominated as the party to release, vary or modify such covenant.

A copy of the certificate of title demonstrating the creation of the positive covenant and restriction as to user is to be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

Reason: To identify encumbrances on land, ensure ongoing maintenance, and ensure modification to the stormwater treatment measures is not carried out without Council's approval.

### **Stormwater Treatment Measures Operation and Maintenance Plan**

An Operation and Maintenance Plan is to be prepared to ensure the proposed stormwater treatment measures remain effective.

The Plan must be attached to the Positive Covenant (and the community or strata management statement if applicable) and contain the following:

1. Detail on the stormwater treatment measures:
  - a) Work as executed drawings
  - b) Intent of the stormwater treatment measures including modelled pollutant removal rates
  - c) Site detail showing catchment for each device
  - d) Vegetation species list associated with each type of vegetated stormwater treatment measure
  - e) Impervious area restrictions to maintain the water balance for the site
  - f) Funding arrangements for the maintenance of all stormwater treatment measures
  - g) Identification of maintenance and management responsibilities
  - h) Maintenance and emergency contact information
2. Maintenance schedule and procedure - establishment period of one year following commissioning of the stormwater treatment measure:
  - a) Activity description, and duration and frequency of visitsAdditionally for vegetated devices:
  - b) Monitoring and assessment to achieve an 80 percent survival rate for plantings
  - c) Management of weeds, pests and erosion, with weed and sediment cover limited to a maximum of 5 percent of the total area of the stormwater treatment measure
3. Maintenance schedule and procedure - ongoing

- a) Activity description, and duration and frequency of visits
- b) Routine maintenance requirements
- c) Work Health and Safety requirements
- d) Waste management and disposal
- e) Traffic control (if required)
- f) Renewal, decommissioning and replacement timelines and activities of all stormwater treatment measures (please note that a DA may be required if an alternative stormwater treatment measure is proposed)
- g) Requirements for inspection and maintenance records, noting that these records are required to be maintained and made available to Council upon request.

Details demonstrating compliance shall be submitted to the Principal Certifier prior to the release of the Occupation Certificate.

Reason: Protection of the receiving environment.

**Works as Executed Drawings - Stormwater Treatment Measures**

Works as Executed Drawings for the stormwater treatment measures must be prepared in accordance with Council's Guideline for Preparing Works as Executed Data for Council Stormwater Assets.

The drawings shall be submitted to the Principal Certifier prior to the release of the Occupation Certificate.

Reason: Protection of the receiving environment.