

Water Management Referral Response

Application Number:	DA2024/0303
Proposed Development:	Demolition of existing structures, removal of trees and subdivision of one lot into three lots.
Date:	17/05/2024
To:	Anne-Marie Young
Land to be developed (Address):	Lot 5 DP 222134 , 337 Lower Plateau Road BILGOLA PLATEAU NSW 2107

Reasons for referral

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

Officer comments

Not supported

This application was assessed in consideration of but not limited to:

- Supplied plans and reports;
- Relevant LEP and DCP clauses;
- Northern Beaches Water Management for Development Policy (WMD)

The proposal is for demolition of all existing site improvements, tree removal, subdivision of one lot into three, internal driveway, and infrastructure.

Northern Beaches Water Management for Development Policy is stating the water quality objectives for 3 lots subdivision. Under section 4.1 "Stormwater Quality and Hydrology" the proposal is to include a stormwater treatment chain to achieve the general stormwater quality requirements with as a minimum:

-65% reduction in Phosphorus

-45% reduction in Nitrogen

-90% reduction for Total Suspended Solid

Refer table 5 of the water policy (WMD) for the performance requirements.

The proposed stormwater system is not including water quality management devices susceptible to meet the water quality targets.

The water quality system must be delivered at subdivision stage and is subject to subdivision certificates.

To demonstrate compliance with the relevant stormwater performance requirements, a model preferably through the Model for Urban Stormwater Improvement Conceptualisation (MUSIC), or an equivalent, widely accepted model or methodology must be provided.

A MUSIC model has not been provided.

All stormwater treatment measures must be designed in accordance with the requirements of this Policy and Northern Beaches Council's WSUD and MUSIC Modelling Guidelines (Appendix 1) and modified for local conditions as appropriate. 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. Stormwater treatment measures must not

be sited within riparian zones or within remnant vegetation. Refer to WMD 4.1.2 Standards of Design for design criteria and deliverables.

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.