

Water Management Referral Response

Application Number:	DA2022/0448
Date:	27/05/2022
To:	Dean Pattalis
Land to be developed (Address):	Lot G DP 408223 , 7 Cooleena Road ELANORA HEIGHTS NSW 2101

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 Protection of Waterways and Riparian Lands Policy . The Creek Management Study 2004 principles and NRAR waterfront land principles were also considered in the assessment.

The proposal is a subdivision and triggers specific Council Water Management Policy controls.

The proposed subdivision is resulting in the creation of two (2) lots where the total post development impervious area of the new lots exceeds 40%.

At that stage the proposal is not complying and will need amendments to either increase the total impervious area (permeable paving for the driveway for example) or introducing water quality devices to meet the water quality requirements (likely table 5, Council Water Management 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.