

Water Management Referral Response

Application Number:	DA2020/1716
Date:	15/01/2021
To:	Gareth David
Land to be developed (Address):	Lot 20 DP 218395 , 23 Reynolds Crescent BEACON HILL NSW 2100

Reasons for referral

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

Officer comments

The proposal decreases the impervious area of the lot, therefore water quality controls are not required. Regardless, the applicant is encouraged a sediment control pit at the boundary (SP2) to capture coarse sediments and organic matter prior to discharge of stormwater from the land.

It is not expected that any work for the swimming pool will intercept groundwater.

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 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 prepared by **Studio ML** 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.