

Water Management Referral Response

Application Number:	DA2023/0299
Proposed Development:	Demolition works, subdivision of three lots into five and construction of five new dwelling houses with swimming pools, associated landscaping and parking.
Date:	11/04/2023
To:	Jordan Davies
Land to be developed (Address):	Lot 82 DP 8076 , 35 Reddall Street MANLY NSW 2095 Lot 83 DP 8076 , 31 Reddall Street MANLY NSW 2095 Lot 84 DP 8076 , 29 Reddall Street MANLY NSW 2095

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:

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

The proposal increases impervious surfaces on site and triggers the Table 5 – General Stormwater Quality Requirements of the Council Water Management for Development Policy.

The information provided to demonstrate compliance with Table 5 is insufficient. To properly assess the water management, the MUSIC model water reuse parameters are required. The applicant must provide the MUSIC file.

The proposal cannot be supported in its current form.

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.