

## Water Management Referral Response

|                                        |                                                                                    |
|----------------------------------------|------------------------------------------------------------------------------------|
| <b>Application Number:</b>             | DA2025/0024                                                                        |
| <b>Proposed Development:</b>           | Demolition works and construction of shop top housing including strata subdivision |
| <b>Date:</b>                           | 17/10/2025                                                                         |
| <b>To:</b>                             | Dean Pattalis                                                                      |
| <b>Land to be developed (Address):</b> | Lot 1 DP 34753 , 158 Pacific Parade DEE WHY NSW 2099                               |

### Reasons for referral

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

### Officer comments

The application has been assessed with reference to the following:

- Supplied plans and supporting documentation
- Northern Beaches Water Management for Development Policy (WMD Policy)
- Relevant provisions of the Local Environmental Plan (LEP) and Development Control Plan (DCP)
- State Environmental Planning Policy (Resilience and Hazards) 2021

The proposed stormwater management strategy, which incorporates principles of stormwater conservation is considered satisfactory.

The Environment and Resilience team has reviewed the proposal and raises no objection on water management grounds.

WaterNSW general term of approval IDAS 1159660 are applicable to the proposal.

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**

#### **Erosion and Sediment Control Plan**

An Erosion and Sediment Control Plan (ESCP) shall be prepared by an appropriately qualified person and implemented onsite prior to commencement. The ESCP must meet the requirements outlined in the Landcom publication Managing Urban Stormwater: Soils and Construction - Volume 1, 4th Edition (2004). The ESCP must include the following as a minimum:

- Site Boundaries and contours
- Approximate location of trees and other vegetation, showing items for removal or retention (consistent with any other plans attached to the application)
- Location of site access, proposed roads and other impervious areas (e.g. parking areas and site facilities)

- Existing and proposed drainage patterns with stormwater discharge points
- Locations and methods of all erosion and sediment controls that must include sediment fences, stabilised site access, materials and waste stockpiles locations, location of any stormwater pits on the site and how they are going to be protected.
- North point and scale.

Details demonstrating compliance are to be submitted to the Certifier for approval prior to the issue of the Construction Certificate.

Reason: Protection of the receiving environment.

## **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

### **Dewatering Management**

Dewatering activities must comply with the General Terms of Approval issued by WaterNSW (IDAS1159660).

Prior to the commencement of any dewatering, approval for temporary construction groundwater dewatering discharge to Council asset (natural or stormwater) must be obtained from Council.

All approvals, discharge records, and monitoring results must be documented and retained on site. These records must be made available to Council and other relevant regulatory authorities upon request.

Reason:

To protect the receiving environment and groundwater resources.

### **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 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.