

## Water Management Referral Response

<b>Application Number:</b>	DA2023/0067
<b>Proposed Development:</b>	Demolition works and subdivision of one (1) lot into two (2) lots
<b>Date:</b>	31/03/2023
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 1 DP 232410 , 79 Ashworth Avenue BELROSE NSW 2085

### Reasons for referral

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

### Officer comments

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 Northern Beaches Water Management for Development Policy is defining the water quality targets for subdivision.

The proposed subdivision documentation is showing a total impervious area greater than 40% with the relevant water quality objectives summarised on table 4 of the WM policy.

Alternatively the impervious area can be reduced (permeable pavement, reduction of hard surfaces,...) to below 40% and minimise the requirement to a sediment pit for each individual lot.

A note stating the required water quality targets is to be added to the stormwater plan.

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.