

Water Management Referral Response

Application Number:	DA2025/1585
Proposed Development:	Demolition works and construction of a residential flat building including two swimming pools
Date:	10/11/2025
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 12 DP 588908 , 1803 A Pittwater Road MONA VALE NSW 2103 Lot 11 DP 588908 , 1803 Pittwater Road MONA VALE NSW 2103

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 (WMD Policy); and
- Relevant LEP and DCP clauses.

Additional information required.

The SEE acknowledges that the proposal is Nominated Integrated Development and referral to WaterNSW is required.

Northern Beaches WMD Policy Table 5 – General Stormwater Quality Requirements apply. A Stormwater report has been provided but it does not include evidence that the proposal would meet the requirements. A MUSIC model must be developed to provide supporting evidence that the proposal would meet the stormwater quality requirements of the WMD Policy.

Note that the Rainwater Tank in the Civil Works Plan does not meet the BASIX requirement (6kL Vs 10kL).

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.