

Water Management Referral Response

Application Number:	DA2023/0379
Proposed Development:	Torrens Subdivision of one lot into four lots
Date:	05/07/2023
To:	Jordan Howard
Land to be developed (Address):	Lot 18 DP 19022 , 107 Iris Street BEACON HILL NSW 2100

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 includes demolition, construction, and subdivision of one lot into four lots. The proposal is triggering the General Stormwater Management Requirements of the Northern Beaches Council Water Management for Development Policy (Table 5).

The Stormwater Management strategy is to be supported by a report/plans.

Modelling of the pollutant load reduction achieved by the water treatment chain is to be provided. Council requires water quality model demonstrating that the post-development pollutant load reduction meets the Table 5 requirements.

For the water quality modelling the impervious fraction of the proposed development must be a minimum of 60%.

Refer to Northern Beaches Water Management for Development Policy, section 4.1.2 Standards of Design and Council WSUD and MUSIC Modelling Guidelines.

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.