



northern
beaches
council

12 September 2019



Better Built Homes Pty Ltd
21 Lambridge Place
PENRITH NSW 2750

Dear Sir/Madam,

Development Application No: DA2019/0817 for Demolition works and construction of a dwelling house at 7 Wentworth Place BELROSE.

Council has completed a preliminary assessment of your application which was received by Council on 31/07/2019 and has identified a number of areas of non-compliance and insufficient information that will not allow Council to support the application in its current form.

Stormwater Management / Council Infrastructure

Council's Development Engineer has advised the following:

"The proposed development is for a new dwelling house . Proposed stormwater concept plan is acceptable. However, stormwater pipe outlet must be connected directly to the existing council stormwater pit. The Applicant is to provide a stormwater drainage application under Section 68 of the Local Government Act 1993 to Council for the approval, and can be conditioned for the approval.

Council's Stormwater Infrastructure:

Council's records indicate that the proposed dwelling may be affected by a Council stormwater pipeline. As outlined in the Development Application Checklist, the applicant shall demonstrate compliance with Council's Warringah Building Over or Adjacent to Constructed Drainage Systems and Easements Technical Specification. This consists of accurately locating, confirming dimensions including depth and plotting Council's stormwater pipelines and associated infrastructure to scale on the DA plans in accordance with Section 8.1 of this Specification. Council has public Planning Maps online with stormwater information as a reference for detailed stormwater investigations, available under the "Stormwater" overlay map (<https://services.northernbeaches.nsw.gov.au/iconqis/index.html>).

Please note that concurrence from Council's Stormwater Engineering section will be required.

Overland Flow:

A hydraulic study with HEC RAS Model demonstrating that the 1 in 100 year stormwater overland flow for the pre-development and post development overland flow is to be established for the subject site and adjoining properties. The consultant must clearly demonstrate that the proposed development doesn't exacerbate existing flooding



conditions to the adjoining properties and within the subject site. The proposed finished floor level must be 500mm above the established 1 in 100 year overland flood level.

As a result, the proposed application cannot be supported by Development Engineering due to insufficient information to address:

- Stormwater drainage for the development in accordance with clause C4 Stormwater.
- Council's stormwater assets for the development in accordance with clause C6 Building Over or Adjacent to Constructed Council Drainage Easements."

In summary, given that the proposal does not comply with the Warringah Development Control Plan 2011, the application cannot be supported.

Advice for the Applicant

The extent of the issues outlined above, result in Council being unable to support the proposal in its current form.

You are therefore strongly encouraged to withdraw this application and resubmit a new application that addresses all of the issues listed above. Council will not accept any additional information or amendments to this current application.

Should you choose to withdraw this application within seven (7) days of the date of this letter, Council will refund **75%** of the development application fee. If you have not contacted Council by 19 September 2019, Council will assume that you are not withdrawing this application. In this case, no fees can be refunded and the application will be assessed and determined in its current form.

Should you agree to withdraw and in order for Council to process the request, confirmation must be received in writing to council@northernbeaches.nsw.gov.au To speed up the processing of your refund, please supply bank details using the table provided below, otherwise your refund will be forwarded by way of cheque.

Please note that bank details supplied should match the name listed on the top line of your tax invoice receipt for the application. If bank details supplied do not match this name, then the refund will be forwarded by way of cheque. Council cannot be held responsible if the bank account details provided by you are incorrect.

Bank	
Account Name	
BSB	
Account Number	
Email Address	

If you have not contacted Council by 19 September 2019, Council will assume that you are not withdrawing this application. No fees will be refunded and we will assess this application in its current form.



Should you wish to discuss any issues raised in this letter, please contact Nick England on 1300 434 434 between 8.30am to 5.00pm Monday to Friday.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Anna Williams'. The signature is fluid and cursive, with a long horizontal stroke at the end. It is positioned above a dotted horizontal line.

Anna Williams
Manager, Development Assessment