

20 October 2020



Planning Design Architecture Pty Ltd  
1 Septimus Avenue  
PUNCHBOWL NSW 2196

Dear Sir/Madam,

**Development Application No: DA2020/0923 for Construction of a Secondary Dwelling at 11 Ferguson Street FORESTVILLE.**

I refer to your Application which is under assessment by Council.

The assessment of your application (including the additional information provided to Council) has revealed issues, which prevent Council from supporting the proposal in its current form.

The following is a list of the issues identified:

**Council's Stormwater Assets**

Council's Development Engineer has reviewed the application and provided the following comments:

*"Council's records indicate that the subject property may be/is burdened 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/icongis/index.html>).*

*Compliance shall be demonstrated with Section 6.1.2 of this Specification, regarding the design of footings of any buildings, structures or any retaining walls located adjacent Council's stormwater infrastructure. A concept cross-sectional plan shall be provided."*

Therefore the application cannot be supported as it has not been proven that the proposal (and the works already done) will not affect Council's stormwater assets.

**Overland Flow**

Council's Development Engineer has reviewed the application and has provided the following comments:

*"The property is shown on Council's best available flood mapping as affected by overland flow flooding. Any future submission shall provide an overland flow flood report to assess the impact of the development with respect to local overland flows. The report*



*shall be prepared by a suitably qualified engineer in accordance with Council's Warringah Water Management Policy Section 9.3 and shall include, but not be limited to, an address of the following:*

*The site survey and all levels shall be provided to Australian Height Datum (AHD).*

*Catchment plan highlighting the full upstream catchment(s).*

*A detailed analysis for any overland flow paths in both pre-development and post-development conditions, considering the 1% AEP storm.*

*Consideration is to be given to the capacity of existing Council drainage infrastructure with appropriate blockage factors.*

*Submission of plans clearly indicating pre-development and post-development flow path extents for the 1% AEP storm.*

*Any relevant supporting longitudinal and cross-sectional information at appropriate intervals, including at the upstream and downstream property boundaries.*

*Provision of any stormwater models (DRAINS, HEC-RAS) used in assessment, and relevant supporting input and output information.*

*Demonstration of compliance with flood related development controls, in particular Warringah LEP 2011 Section 6.3 and DCP 2011 Section E11.*

*Demonstration that there is no adverse impact to adjoining properties and the road reserve in relation to flood level, velocities and extents.*

*The 100 year ARI flood level must be established in AHD for the proposed future floor levels which shall be a minimum of 500 mm above the 100 year flood level. This is to ensure that the proposed future dwellings are protected in major storm events."*

Hence, the application cannot be supported as there is insufficient information to prove that application will meet the flood management policies of Council.

Council is providing you with three options to progress the handling of your application:

1. Prepare and submit further supporting information addressing the issues by 3<sup>rd</sup> November 2020; or
2. Request that the current proposal proceed to determination in its current form, which may result in refusal of the application; or
3. Withdraw the application from Council, which may include the refund of a portion of the application fees. Please note, that should this be your preferred option, Council will require additional information and will request this under separate cover.

Please advise of your selected option by responding to this letter by 3<sup>rd</sup> December 2020 at [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au) and marked to the attention of the assessment officer. Should Council not receive your response and selected option by this date, Council will assume that you are not withdrawing this application and it will be determined in its current form.

Should you wish to discuss any issues raised in this letter, please contact Nic England on 1300 434 434 during business hours Monday to Friday.

Yours faithfully



A handwritten signature in grey ink, appearing to read 'Anna Williams', written over a dotted line.

Anna Williams

**Manager, Development Assessment**