



11 June 2025

The General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

Dear Sir/Madam,

DA2025/0165 – 16 Coster Street, FRENCHS FOREST, *Alterations and additions to a dwelling house and use of an existing shed as a studio*

DA2025/0165 was refused by Northern Beaches Council on 11 April 2025. Pursuant to Section 8.2(1)(a) of the Environmental Planning and Assessment Act 1979, we now request a review of this determination.

The updated Stormwater Management Plan (STORM-1/B), prepared by Taylor Consulting, attached to this application has been prepared in consultation with Council's Officers. Specifically, the proposed modifications have been made in accordance with advice received from Council's engineers.

No change to the proposed development, as illustrated in the Architectural Drawing package prepared by High House, dated 17 February 2025, is proposed.

The reasons for refusal are addressed below.

1. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the

proposed development is inconsistent with the Clause 1.2 Aims of The Plan of the Warringah Local Environmental Plan 2011.

Comment

The amended stormwater design ensures that the proposed development is consistent with the aims of the Warringah Local Environmental Plan.

2. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979 the proposed development is inconsistent with the provisions of Clause C4 Stormwater of the Warringah Development Control Plan as follows:

- *the proposal seeks to divert stormwater from one catchment to another;*
- *the proposal has not justified use of the 'absorption method';*
- *the proposal contains insufficient information to assess the suitability of the part onsite disposal system; and*
- *the proposal fails to comply with the requirements for drainage systems under the Northern Beaches Water Management for Development Policy.*

Comment

As illustrated in the attached updated Stormwater Management Plan and stated in the attached letter prepared by Taylor Consulting, the updated documentation demonstrates the following:

“The plan shows collected flows from the proposed and existing dwelling and surrounding paved and landscaped areas discharging via a level spreader system. The rate of discharge for the developed area has been restricted to the 5 year state-of-nature level, in accordance with Council's Water Management for Development Policy for low level properties. The level spreader discharges collected runoff as uniform sheet flow across the rear boundary, observing the natural fall of the land.

Detention tanks are proposed to be installed beneath the rear deck and adjacent to the eastern boundary of the dwelling. The property owners have consulted the downstream neighbouring property but were unable to secure an easement.

Given the site's minimal slope and limited capacity to intercept total surface flows, a partial site hydrological assessment was undertaken. This analysis ensures that post-development impervious surface runoff does not exceed the pre-development five-year state of nature flow rate.”

The amended stormwater design ensures that compliance with the provisions of Clause C4 Stormwater of the Warringah Development Control Plan is achieved.

3. Pursuant to Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, the proposed development is not in the public interest.

Comment

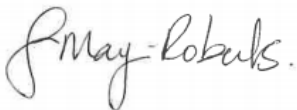
The amended stormwater design ensures that the proposed development is in the public interest and does not result in any adverse amenity impacts to neighbours or the immediate locality.

We believe that all of Council's concerns have been satisfactorily addressed and resolved resulting in an appropriate development, worthy of consent.

We welcome further discussion with Council, if required, to ensure that the application can be finalised as promptly as possible.

If there are any further enquiries on any matters in this regard, please do not hesitate to contact me on 0421 431 120 or susan@watermarkplanning.com.au

Yours faithfully,

A handwritten signature in black ink that reads "Susan May-Roberts". The signature is written in a cursive, flowing style.

Susan May-Roberts
Senior Planner
Watermark Planning