



northern  
beaches  
council

1 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 has revealed issues, which prevent Council from supporting the proposal in its current form.

These matters are discussed below:

**Impact on Council Stormwater Line**

Council's Development Engineer does not support the application. This is because it has not been proven that a Council stormwater pipe on the eastern boundary of the land will not be effected by the works both already done on the site and those that are proposed.

You will need to prove to Council that no impact will be caused to this pipe, before any consent can be granted. This will require a detailed survey to be undertaken of the area where the assets are located, to prove that no impact will occur to them.

**Overland Flow / Flooding**

Council's Development Engineer has identified that the site is subject to Overland Flow (flooding event) and there is insufficient information in your application to determine that there will be risk during this any flood event.

You will need to provide an overland flow report from a suitably qualified professional, to prove that there will be no risk to the future occupants of the secondary dwelling and all other adjoining residences / properties.

The full Development Engineers comments are provided in the following link:

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Common/Output/LoadAppPropDoc.ashx?id=7p7I%252f2MF1SEV0A60ki4OEg%253d%253d>

Please read these comments carefully and ensure that any information that you provide will satisfy these matters.



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 15 October 2020 (14 days); 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 15<sup>th</sup> October 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 Nick England on 1300 434 434 during business hours Monday to Friday.

Yours faithfully

Anna Williams  
**Manager, Development Assessment**