

18 March 2020



Zugai Strudwick Architects Pty Ltd
73 Robert Street
WICKHAM NSW 2293

Dear Sir/Madam,

Development Application No: DA2020/0026 for Alterations and additions to a dwelling house including a swimming pool at 10 Talgara Place BEACON HILL.

Council has completed an assessment of your application which was received by Council on 17/01/2020 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.

These matters are as follows:

Stormwater Management and Council Assets

Council's Development Engineers has advised that the application does not comply with:

- Part C4 Stormwater of Warringah Development Control Plan (WDGP 2011); and
- Part C6 Building Over Or Adjacent To Constructed Council Drainage Easements of WDGP 2011.

Their comments in relation these matters is provided below:

"Council's Stormwater Assets:

The submitted Drainage survey does not provide adequate information to support the Development Application. Council's stormwater pipeline shall be surveyed for the entire length of the property to the connection with the easement of the adjoining property at the rear.

The proposed application does not satisfactorily address Council's Warringah Building Over and Adjacent to Constructed Council Drainage Systems and Easements Technical Specification. In particular, the following matters are raised with regard to this Specification:

- *The retaining wall located at the front, centre of the property over the easement is not supported.*
- *The suspended awning over Council's easement/pipeline shall provide a minimum 5 metres vertical clearance. The footing of the supporting column shall be a minimum 1 metre clear of the pipeline.*
- *The rainwater tank within the easement is not supported.*



- *The footings of the deck at the rear of the shown pit and adjacent the proposed pool shall be demonstrated to be 1 metre clear of the Council pipeline.*

Please note that any steps proposed across Council's pipeline will require the creation of a Positive Covenant and this will be conditioned as part of any future approval.

Overland Flows:

It is considered that the property is located within a sag and as such, the Development Application shall be supported by an Overland Flow Report to determine the impact of any overland flows. This matter has previously been raised by Development Engineering as part of DA2019/0023 and has not been addressed."

Driveway

Council's Development Engineers has advised that the application does not comply with:

- Part C2 Traffic, Access & Safety (WDCP 2011).

Their comments in relation these matters is provided below:

"Driveway:

The location of the driveway is not supported. The driveway shall be a minimum of 1 metre clear of the stormwater lintel. Given the constrained nature of the site, the Applicant may consider the following options:

- *Locating the driveway west of the existing pits to provide 1 metre clearance, or*
- *Relocating the eastern-most pit at the property frontage to be further east. Any proposal to relocate the existing pit shall be supported by survey information of the drainage infrastructure and a longsection of the proposed pit/pipe. The relocated pit shall be a minimum 1 metre from both the proposed driveway and neighbouring driveway."*

Advice for the Applicant

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

However, given that the matters are of a technical nature and relate to services that are ancillary to the proposed dwelling, Council will accept the provision of amended information to address the issues identified.

You should provide this information within 14 days of the date of this correspondence.

Please note that if either no information is received within this period (by 1 April 2020); or, if any further information provided is not satisfactory, Council will determine the application. This may result in refusal.

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 grey ink, appearing to read 'Anna Williams', written over a dotted line.

Anna Williams
Manager, Development Assessment