

## Engineering Referral Response

<b>Application Number:</b>	DA2025/0165
<b>Proposed Development:</b>	Alterations and additions to a dwelling house and use of existing shed as a studio
<b>Date:</b>	08/04/2025
<b>To:</b>	Adriana Bramley
<b>Land to be developed (Address):</b>	Lot 28 DP 203735 , 16 Coster Street FRENCHS FOREST NSW 2086

### Reasons for referral

This application seeks consent for the following:

- New Dwellings or
- Applications that require OSD where additional impervious area exceeds 50m<sup>2</sup> or
- Alterations to existing or new driveways or
- Where proposals affect or are adjacent to Council drainage infrastructure incl. watercourses and drainage channels or
- Torrens, Stratum and Community Title Subdivisions or
- All new Commercial and Industrial and RFB Development with the exception of signage or
- Works/uses in flood affected areas

And as such, Council's development engineers are required to consider the likely impacts on drainage regimes.

### Officer comments

DATED 05/03/25

The proposed development involves alterations and additions to an existing dwelling. The stormwater management plan indicates that the dwelling is connected to an existing piped drainage system, which runs across the adjoining property in an easterly direction. However, no evidence of drainage easement rights has been provided with the application. Consequently, the stormwater management proposal cannot be approved.

The applicant is required to submit plans that comply with the Northern Beaches Council's "Water Management for Development Policy," specifically clause 5.0, "Disposal of Stormwater."

DATED 08/04/2025

I have reviewed the revised stormwater management plan submitted by Taylor Consultants. The stormwater management plans propose a combination of a charged roof drainage system directed to the street and an absorption system for surface runoff. However, the proposed charged drainage system directing flows to Coster Street falls under a different stormwater catchment area. The stormwater management proposal cannot be supported for the following reasons:

- It does not comply with the Northern Beaches Council Water Management for Development Policy, specifically Clause 5.1, which states: "Stormwater drainage for all properties must be by gravity" and "Diverting flows from one catchment to another catchment will not be permitted. Properties must drain in the direction of their natural catchment."
- It does not comply with Clause 5.5 of the Northern Beaches Council Water Management for Development Policy, which addresses "Stormwater Drainage from Low-Level Properties."
- No geotechnical assessment for the absorption method has been provided, as required by the Northern Beaches Council Water Management for Development Policy.
- It does not comply with Warringal DCP Part C4 on Stormwater.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Recommended Engineering Conditions:**

Nil.