

Engineering Referral Response

Application Number:	DA2025/0165
Proposed Development:	Alterations and additions to a dwelling house and use of existing shed as a studio
Date:	05/03/2025
To:	Adriana Bramley
Land to be developed (Address):	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 50m² 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."

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.