



northern
beaches
council

20 May 2019



Boston Blyth Fleming Pty Ltd
Suite 1 9 Narabang Way
BELROSE NSW 2085

Dear Sir/Madam,

Development Application No: DA2019/0148 for Subdivision of Land from 1 lot into 2 lots at 11-13 Cook Street FORESTVILLE.

Council has completed an assessment of your application which was received by Council on 20/02/2019 and has identified insufficient information that will not allow Council to support the application in its current form.

This matter is described below:

Internal Referrals

Development Engineers

Council's Development Engineer has provided the following comments on the application:

"Subdivision:

There appears to be existing easements for access and services across the land. No information, detail or plan has been provided with regard to these easements. Please consider this in Planning assessment.

Stormwater:

Insufficient information has been provided to demonstrate Proposed Lot 2 has the right to drain through the adjoining property. Where the development site has no rights to drain, an easement to drain water shall be created. Evidence of owners consent shall provided with the development application.

In addition, insufficient information has been provided of the existing stormwater drainage layout, including but not limited to, the provision of pit surface levels and invert levels.

It is noted that this advice was provided at the Pre-Lodgement Meeting (PLM2018/0244).

The proposed application cannot be supported by Development Engineering due to lack of information to address:

Stormwater drainage for the development in accordance with clause C4 Stormwater."



In summary, there is insufficient information to demonstrate that the application can comply with the provisions of Part C4 Stormwater of the *Warringah Development Control Plan 2011* (WDCP 2011).

Advice for the Applicant

Please accept Council's sincere apologies for the delay in this correspondence.

Unfortunately, due to the extent of the issues outlined in this correspondence, Council is unable to support the proposal in its current form.

You are therefore strongly encouraged to withdraw this application and resubmit a new application that addresses all of the issues listed above. However, given the length of time the application has been with Council, additional information or amendments to this current application may be accepted. This should be discussed with the officer, prior to Council's acceptance of the information.

Should you choose to withdraw this application within fourteen (14) days of the date of this letter, Council will refund **75%** of the application fees. If you have not contacted Council by 3 June 2019, Council will assume that you are not withdrawing this application. In this case, no fees can be refunded and the application will be assessed and determined in its current form.

Should you agree to withdraw and in order for Council to process the request, confirmation must be received in writing to council@northernbeaches.nsw.gov.au. To speed up the processing of your refund, please supply bank details using the table provided below, otherwise your refund will be forwarded by way of cheque.

Please note that bank details supplied should match the name listed on the top line of your tax invoice receipt for the application. If bank details supplied do not match this name, then the refund will be forwarded by way of cheque. Council cannot be held responsible if the bank account details provided by you are incorrect.

Bank	
Account Name	
BSB	
Account Number	

If you have not contacted Council by 3 June 2019, Council will assume that you are not withdrawing this application. No fees will be refunded and we will assess this application in its current form.

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



Anna Williams

Manager, Development Assessment