

Engineering Referral Response

Application Number:	REV2021/0005
Date:	24/05/2021
To:	Thomas Burns
Land to be developed (Address):	Lot 13 DP 23390 , 11 Ferguson Street FORESTVILLE NSW 2087

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

Comments 24/5/21

The applicant has raised the secondary dwelling floor level to RL 112.13 m AHD providing a 300mm freeboard above the determined flood level provided by Northern Beaches consulting Flood Report. The existing level of the secondary dwelling slab will need to be raised accordingly.

No objections subject to conditions.

Previous comments

The proposed finished floor levels for the granny flat does not comply with the minimum freeboard required in accordance with Council standards. Based on the levels determined in the Flood Report by NB Consulting, the FFL of the granny flat shall be raised by 150mm to RL 112.13mAHD to provide a minimum freeboard of 300mm. Amended architectural plans are to be submitted for further assessment.

The proposal is therefore supported.

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

Recommended Engineering Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Road Reserve

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

Stormwater Disposal

The Applicant shall submit a certificate from a suitably qualified person that the stormwater drainage works have been constructed/installed in accordance with all relevant Australian Standards and Codes.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the final Occupation Certificate.

Reason: To ensure appropriate provision for the disposal of stormwater arising from the development.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Final finished floor level - Overland Flow

The finished floor level of the secondary dwelling is to be 300mm above the 1 in 100 Year AEP top water level of the adjoining stormwater overland flow path. The existing concrete floor is to be raised to RL 112.13 m AHD. Certification is to be provided stating that the existing secondary dwelling slab has been raised to RL 112.13 by a registered surveyor prior to the issue of the occupation certificate.

All adjoining ground levels are also to be maintained at their current levels.

Reason: To ensure adequate freeboard above the 1 in 100 YEAR AEP overland flow level.