Engineering Referral Response

Application Number:	DA2025/0037
Proposed Development:	Demolition works and construction of a dual occupancy including swimming pools
Date:	27/02/2025
To:	Thomas Burns
Land to be developed (Address):	Lot 13 DP 25368 , 41 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

27/02/2025:
Development Application is for demolition of exiting structures and construction of an attached dual occupancy with basements.

Access
Site is corner property with dual frontages. Proposal is for basement parking's and two new vehicular crossings. One on Ferguson Street to serve Unit 1 and second on Ashton Avenue to serve Unit 2
Driveway longitudinal section from street gutter to basement parking to be provided with existing and proposed levels, chainage and grades. Driveway profile to be in accordance with Council's standard vehicle crossing profile available on Council website.
Street gutter levels to be maintained and driveway width to be 3m.
Driveway to be at least 1m away from existing power pole in Ferguson Street.

Stormwater
Proposal is to connect subsoil discharge from basement to street gutter, which is not permitted.
In case of basements, it needs to be connected to either Council pit or pipe.
In this case consultant engineer is advised to:

- amend the design and connect discharge from unit 1 to boundary pit of Unit 2 and final outlet to Council pit in Ashton Avenue.
- OSD volume seems to be low, calculations with DRAINS model to be provided.

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.