

Engineering Referral Response

Application Number:	REV2021/0005
Date:	07/05/2021
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

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 unsupported.

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

Recommended Engineering Conditions:

Nil.