

Engineering Referral Response

Application Number:	DA2024/1303
Proposed Development:	Two (2) staged redevelopment of the Forestville RSL club involving the construction of a registered club and fifty five (55) independent living units and ancillary uses
Date:	23/01/2025
To:	Adam Croft
Land to be developed (Address):	Lot 11 DP 626916 , 11 / 0 Melwood Avenue FORESTVILLE NSW 2087 Lot 31 DP 366454 , 20 Melwood Avenue FORESTVILLE NSW 2087 Lot 2589 DP 752038 , 22 Melwood Avenue 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 proposal is for the two stage construction of Forestville RSL club and seniors living.

Stormwater

The submitted stormwater plans proposes a new pit and pipe system to connect to the existing Council system adjacent to Cannons Parade. No level information has been provided for the proposed connection in Melwood Ave. The applicant is to provide a section from the site to the existing Council system to demonstrate feasibility of the connections and no conflict with existing services.

The provision of OSD is acceptable in principle however it is noted that Council's Water Management team have requested amendments to the water quality system which may alter the stormwater design. Hence Development Engineering cannot finalise the assessment for the stormwater system until the water quality requirements are addressed.

Access

It is noted that Council's Traffic Team have requested amendments to the proposed accesses to the site and the internal parking arrangements. Development Engineering cannot finalise the assessment until the Traffic team's concerns are addressed.

The access for the site is proposed via bus service connected to the bus stop in front of the site. Traffic team to assess if the service is sufficient to provide public transport access in both directions without residents needing to cross the road as there is no safe crossing point near the site. It is unclear if the location of the bus stop conflicts with the proposed locations on the driveways.

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.