Engineering Referral Response

Application Number:	DA2023/0067
Proposed Development:	Demolition works and subdivision of one (1) lot into two (2) lots
Date:	29/08/2023
To:	Alex Keller
Land to be developed (Address):	Lot 1 DP 232410 , 79 Ashworth Avenue BELROSE NSW 2085

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

[amended supplementary Plan of subdivision provided]

The following amendments amendments are required to submitted engineering/ survey plans:

1. The intent of the subdivision. The Master Set Plan, SoEE and stormwater plans appear to show the internal driveway as a separate lot. Amended plans need to show the internal driveway as either part of Lot 2 and included in the proposed area of Lot 2 or part of Lot 1 and a Right of Carriageway for Lot 2. Please note that only one access driveway/ vehicle crossing over Council footpath will be permitted.
2. Provide a draft ***Plan of Subdivision*** by a registered surveyor with re-submission. Include all proposed easements and rights of carriageway.

Engineering Comments 29.08.23
Provide evidence of existence of stormwater infrastructure (pipe) within the easement.
Provide evidence of legal point of discharge from easement pipe. Show on amended plans.
Produce longitudinal section of pipe through easement.
Work is to be undertaken by a registered surveyor

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.