

28 November 2024

**Response to Development Engineering Referral Response
DA 2024/1206**

Dear Development Engineering and the DA Assessment Team,

Please find below your referral response feedback dated 22/10/2024 and [our amendment comments are noted in blue](#).

Due to consultants being on leave etc it's taken a little longer to respond to you, we believe everything is now as per below.

Officer comments

22/10/2024:

Development Application is for the Torrens Title subdivision of the subject site from one (1) lot into three (3) lots including new vehicular access driveway. Subdivision would be carried out in two stages:

Stage 1: First stage would comprise creation of Lot 1 closest to Iris Street and keeping existing dwelling at rear.

Stage 2: Stage 2 would comprise subdividing existing dwelling at rear into two lots, hence creation of Lots 2 and 3 at the rear of the site.

Draft Subdivision plan for each stage to be provided showing all proposed easements and Right of WAY (ROW) information. [Added to the portal.](#)

Access

- 1) It is not clear that turning movements for Lot 1 are fully within Lot 1 or Right of way(ROW) is used for tunings. Subdivision concept sheet A01 shows turning area within Lot1 while swept paths shows turnings within ROW. Turning area for Lot 1 should be within the lot1, details with level and dimensions are to be provided. [Noted and is all now within Lot 1.](#)
- 2) Longitudinal section of driveway is shown in two parts. One continuous driveway longitudinal section is to be provided. Longitudinal section from street gutter to proposed lot 3 (Stage 2) is to be provided with chainage, existing and proposed levels and grades. Entrance to all the lots and passing bay location to be notated on Plans and longitudinal section. Street gutter levels to remain unchanged. [Noted and amended as per your request.](#)
- 3) Steep grades (20%) at entry to Lot 1 and Lot 3 are proposed. Transitions are to be provided at the entry points to Lot1 and 3. Turning grades are to comply with AS 2890.1 [Transitions are now completed and complying.](#)
- 4) Driveway plans to show dimensions of driveway width, passing bay (5m wide & 10m long) and turning bay within Lot 1 and Lot 3. [Amended and included.](#)
- 5) No details of turning path for proposed lot 3 are provided. Details to be provided with vehicle swept paths. [Noted and included.](#)
- 6) Vehicle entry to Lot 2 should not impact the proposed raingarden. Vehicle swept path plans to include proposed raingardens as well. [Amended and updated.](#)
- 7) ROW/driveway is shown to extent along whole rear boundary of Lot 1, explanation required. [We've done this to ensure straight ROWs and allow enough Driveway space for the future Driveway of Lot 2 & 3. Although not an issue for Lot 3 to ensure the lot sizes for Lot 2 & 3 are not impacted.](#)
- 8) Separate Stage 1 and Stage 2 vehicle access plans are to be provided. [Provided.](#)

Stormwater

Stage 1: [Comments Noted](#)

- OSD is proposed burdening Lot 1 and benefitting Lot 1 and Lot 2
- Connection to Council pit in Iris Street is proposed.
- Stormwater management plan for stage 1 development prepared by HECARD Consult Pty Ltd, titled STAGE1 SW PLAN SH 3, issue E, dated 06.09.2024 are provided and are acceptable but to smooth the entry driveway grades to Lot 1 and Lot 3, driveway levels will change, Stormwater plans are to be revised to suit new levels.

Stage 2: [Comments Noted](#)

- 3m wide stormwater easement is proposed benefitting Council and burdening Lot 1 and Lot 3.
- OSD is proposed burdening Lot 1 and benefitting Lot 1, Lot 2 and Lot 3
- Stormwater management plan for stage 2 development prepared by HECARD Consult Pty Ltd, titled STAGE 2 SW PLAN SH 4, issue E, dated 06.09.2024 are acceptable but to smooth the entry driveway grades to Lot 1 and Lot 3 , driveway levels will change, Stormwater plans are to be revised to suit new levels.

NOTE for Planner:

- Proposal is to build dwelling house on proposed Lot 1, no level information is provided. [Added](#)
- Statement of Environmental Effect Report (page 8) states that Stage 1 would include the installation of all services for the entire site being carried out, Development Engineering would prefer to work this way but provided staged stormwater and access plans are contradictory to this statement. [The SofEE has been amended and included in the Portal submissions. The key takeaway is that due to the tree the majority of the work will be done in Stage 1. However, it will be tied off just inside Lot 2 for Lots 2 & 3 to be completed along with the access to these lots when Stage 2 is rolled out, to ensure that the area which is within the Tree Protection Zone \(TPZ\) is only affect once.](#)
- Subdivision plan A01, dated 22/08/2024 shows granny written on it, is there any proposal for granny flat? [No granny flat proposed this was from the previous information and has been removed.](#)

It's been a long journey to this point for us all as I'm sure Council understand.

We believe that all other departments have completed their referrals and are Supportive and that this is the final piece to be 'supported' in the puzzle.

To prevent any delay, if you do come across any issues, we'd really appreciate if you could contact me immediately, so we can discuss it together with my team and endeavour resolve it promptly.

Thank you kindly for all your clear communication and we look forward to this DAs' completion.

Sincerely

Maree

Maree Jaloussis Hayes
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Uploaded to the Portal

1. Sub Div Plans with Stage 1 and Stage 2 on different pages
2. Amended Building Plans
3. Amended Driveway Plans R15
4. Amended Sweep Paths R10
5. Amended Stormwater Plans
6. Amended Stormwater Report
7. Amended Statement of Environmental Effects (SofEE)
8. A copy of this Response.