

Engineering Referral Response

Application Number:	DA2024/1206
Proposed Development:	Two staged subdivision of one lot into three lots including driveway and associated works
Date:	10/02/2025
To:	Jordan Howard
Land to be developed (Address):	Lot 18 DP 19022 , 107 Iris Street BEACON HILL NSW 2100

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

10/02/2025:

Amended Subdivision plans for Stage 1 and Stage 2 are provided and are satisfactory, refer TRIM 2025/088838,2025/088843.

Amended Driveway Design plans for Stage 1 and Stage 2 are provided and are satisfactory, refer TRIM 2025/088845,2025/088851.

Amended Stormwater plans for Stage 1 and Stage 2 are provided and are satisfactory, refer TRIM 2025/088860.

Conditions are categorized under Subdivision Works Certificate (SWC) and Subdivision Certificate (SC).

Works in this DA are staged (Stage 1 and Stage 2), hence due to not enough conditions in the Assess, conditions are mailed to the planner in word format, refer TRIM2025/094579.

09/12/2024:

1) Provided Subdivision plans are basically architectural plans.

- Subdivision plans to be prepared by a registered surveyor.
- Subdivision plans for each to be provided

- Subdivision plans to show easement for drainage, services, passing bay, ROW with dimensions and notations and also with details of lots burdening and benefitting from these easements/ROW.

2) Access plans are provided and satisfy information required under point 1 and points 3 to 8 of Development engineering assessment dated 22/10/202.

3) Point 2, Longitudinal section of driveway is also provided but center line and both edges of driveway long section shows same levels. Engineer to design and apply cross fall(camber) on road design and provide amended longitudinal section of driveway.

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.

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

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.

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

4) Driveway plans to show dimensions of driveway width, passing bay (5m wide & 10m long) and turning bay within Lot 1 and Lot 3.

5) No details of turning path for proposed lot 3 are provided. Details to be provided with vehicle swept paths.

6) Vehicle entry to Lot 2 should not impact the proposed raingarden. Vehicle swept path plans to include proposed raingardens as well.

7) ROW/driveway is shown to extent along whole rear boundary of Lot 1, explanation required.

8) Separate Stage 1 and Stage 2 vehicle access plans are to be provided.

Stormwater

Stage 1:

- 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:

- 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.
- 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.
- Subdivision plan A01, dated 22/08/2024 shows granny written on it, is there any proposal for granny flat?

The proposal is therefore supported.

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

Recommended Engineering Conditions:

Nil.