

Engineering Referral Response

Application Number:	DA2025/0008
Proposed Development:	Subdivision of two (2) lots into three (3) lots and construction of a dwelling house on future Lot 2 including driveway and services
Date:	13/02/2025
To:	Thomas Prosser
Land to be developed (Address):	Lot 1 DP 305247 , 62 Powderworks Road NORTH NARRABEEN NSW 2101 Lot 1 DP 1271591 , 32 Bellara Avenue NORTH NARRABEEN NSW 2101 Lot 35 DP 6462 , 64 Powderworks Road NORTH NARRABEEN NSW 2101

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 subdivision of 2 Lots into 3 and the construction of a new dwelling on proposed Lot 2.

Vehicular Access

The proposed vehicular access is off Bellara Avenue and via a ROW servicing the proposed subdivision and No 32 Bellara Ave. The submitted driveway profile is acceptable subject to conditions. Additionally the width of the driveway, a typical section through the the proposed ROW is to be provided.

Stormwater

The stormwater plans states that the discharge is to a Council pit in Nareen Parade via an interallotment drainage line through No 84 Nareen Parade. The applicant is to provide the details and terms of the easement to demonstrate the interallotment easement benefits the proposed Lots and engineering plans to show the proposed connection to the council system. As the easement will

service both Lots (Proposed Lot 2 & No 32 Bellara Ave) calculations are to be shown to ensure the interallotment line has sufficient capacity to cater for both Lots.

The drainage for the proposed ROW is to be shown on the plans.

Subdivision

The ROW extents to the driveway that leads to the garage to No 32 Bellara Ave. It is unclear why this right of way is required and which Lot has the benefit. Similarly reason for the proposed ROW (R) at the curve of the driveway within Lot 2 is unclear.

Also where drainage for the ROW crosses from one Lot to the other drainage easements may be required. Once the a drainage easement is required for the , the subdivision plan is to be amended to suit.

The applicant is requested to submit a draft 88B instrument to clarify the proposed easements.

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.