Engineering Referral Response

Application Number:	DA2025/0044
Proposed Development:	Construction of a dwelling house
Date:	13/02/2025
To:	Thomas Prosser
Land to be developed (Address):	Lot 1 DP 1271591 , 32 Bellara Avenue 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 the construction of a new dwelling.
Vehicular Access
The proposed vehicular access is off Bellara Avenue and the driveway is proposed as part of a ROW servicing the proposed subdivision of No 62 & No 64 Powderworks Road.
There is an inconsistency with the level of the proposed garage between the architectural plans and the engineering longsections by Taylor Consulting.The proposed garage level on the engineering plans are RL 29.00m AHD but the architectural plans show RL30.50m AHD. The applicant is to clarify and provide consistent architectural and engineering plans.
Additionally the width of the driveway, a typical section through the driveway are to be shown.

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 and engineering plans to show the proposed connection to the council system.
Drainage for the proposed ROW is to be provided.

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.