

Engineering Referral Response

Application Number:	DA2024/1091
Proposed Development:	Demolition works and construction of a mixed use development with basement parking comprising of retail uses and a childcare centre, including signage
Date:	08/11/2024
To:	Anne-Marie Young
Land to be developed (Address):	<p>Lot 5 S/P 32656 , 5 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 5 S/P 32656 , 5 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot B DP 385973 , 3 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 3 S/P 32656 , 3 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 3 S/P 32656 , 3 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 7 S/P 32656 , 7 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 7 S/P 32656 , 7 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 1 S/P 32656 , 1 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 1 S/P 32656 , 1 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 4 S/P 32656 , 4 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 4 S/P 32656 , 4 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 6 S/P 32656 , 6 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 6 S/P 32656 , 6 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 2 S/P 32656 , 2 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot 2 S/P 32656 , 2 / 1 Careel Head Road AVALON BEACH NSW 2107</p> <p>Lot CP SP 32656 , 1 Careel Head Road AVALON BEACH NSW 2107</p>

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 subject site is flood affected and as such on-site stormwater detention (OSD) is not required. The submitted stormwater management plans propose the collection of stormwater from the site via a combination of a pump-out system for the basement and surface pits with a connection to the existing stormwater pit in Barrenjoey Road. This pit is owned by Transport for NSW (TfNSW) and the connection of stormwater from the site to this pit will need their concurrence. A referral to TfNSW must be undertaken to obtain the consideration of TfNSW for this connection. Also the proposed basement may require temporary ground anchors along Barrenjoey Road which would also need comments from TfNSW. Provided TfNSW support the proposed stormwater connection then the proposal is acceptable.

The proposal has not provided a sufficient crest for the proposed basement as per comments from Council's Flood Team. A revised design for the access driveway to the basement to address this issue will be required for the application. The proposed access driveway crossing widths will need to be assessed by TfNSW and Council's Traffic Team prior to approval.

The submitted Geotechnical report has not provided the necessary forms 1 and 1A in accordance with Council's DCP. The submitted report indicates that the proposed basement will be below the water table and as such the basement will need to be tanked which can be conditioned.

The reconstruction of the footpath, kerbs, driveway crossings and landscaping can be conditioned.

Development Engineering cannot support the proposal subject to insufficient information to address hazard controls and access in accordance with clauses B3 and B6 of the DCP.

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.