

Date: 26 June 2024
Site Address: 212 Forest Way, Belrose NSW 2085
Client: epm Projects
Type of Certification: Statement for Building Development Application
Building Class(s): Class 9b
erbas™ Project Number SYD24181

Statement for Building Development Application

In accordance with Clause 47 of the Warringah Local Environmental Plan (LEP) 2000, we assert and justify that the alternative solutions recently incorporated into the stormwater management strategy for the refurbishment of Covenant Christian Block D effectively minimize the impacts of flooding on the development. These measures are designed to ensure compliance with the LEP's requirements and to safeguard the building from potential flood risks.

To enhance the stormwater management process, two additional measures have been implemented:

1. **Self-Actuating Flood Barrier:** The main ground floor entry door located on the southeastern side of the building will be protected with a permanent self-actuating flood barrier up to the Flood Planning Level (FPL) of 158.83. This barrier is designed to automatically deploy in the event of a flood, thereby preventing floodwaters from entering the building and ensuring the safety of occupants and property.
2. **Reconfiguration of Overland Flow Path:** The original design of the overland flow path concentrated flows down the stairs located to the northwest of the building. This issue has been addressed by reconfiguring the flow path so that overland flows along the corridor are directed to continue north, thereby preventing impact on the breakout and counseling rooms and lower spaces along the northern edge of the development. This reconfiguration ensures that these critical areas remain protected from overland flow impacts.

An additional overland flow analysis has been conducted to provide a comprehensive assessment of the site's stormwater management. These measures support the details and analysis set out in the WMA Water Site Flood Assessment (Ref: L231218_CovenantChristianSchool_SiteFloodAssessment), dated 18 December 2023, and are in accordance with the requirements and intent of Clause 47 of the Warringah LEP.

For the purposes of this clause, we observe and state that flood-affected land refers to land below the 1 percent annual exceedance probability flood level. The incorporated measures ensure that the development adheres to the flood risk management strategies mandated by the LEP, thereby minimizing flood impacts and enhancing the resilience of the Covenant Christian Block D refurbishment project.

This statement references the below-listed documents as technically applicable:

Hydraulic Services	Australian Standard	NCC 2022:Volume 1	NCC 2022:Volume 3
Glossary of terms	AS/NZS 3500.0:2021	A1G4	A1G4
Stormwater Drainage	AS/NZS 3500.3:2021	F1D3	N/A

This statement references the below-listed documents as applicable:

Document Title
Development Application (DA) Ref: DA2023/0714 - Covenant Christian School
Services Location report prepared by: SureSearch, 90350: 31 st May 2024
Survey data; (6759Bdetail(1), CMS surveyors), and (10891/3461-23, Paul A Lawson)
WMA Water Site Flood Assessment (Ref: L231218_CovenantChristianSchool_SiteFloodAssessment), dated 18 December 2023

The design and minimum performance requirements for the building services systems applicable to this statement are detailed within the following drawings and specifications:

Document Number	Title	Revision
DA1.01 (SPARKS & PARTNERS)	COVER SHEET, NOTES AND LEGEND	1
DA2.01 (SPARKS & PARTNERS)	SEDIMENT AND EROSION CONTROL PLAN	1
DA3.01 (SPARKS & PARTNERS)	CATCHMENT PLAN	1
DA4.00 (SPARKS & PARTNERS)	SITE PLAN	1
DA4.01 (SPARKS & PARTNERS)	GROUND FLOOR PLAN	1
DA4.02 (SPARKS & PARTNERS)	FIRST FLOOR PLAN	1
DA4.03 (SPARKS & PARTNERS)	ROOF PLAN	1
DA4.04 (SPARKS & PARTNERS)	DETAILS SHEET 01	1
DA4.05 (SPARKS & PARTNERS)	DETAILS SHEET 02	1
SYD24181- SW0001 (ERBAS™)	OVERLAND FLOW ASSESSMENT	P1

This statement is limited to the works designed by erbas™ under the Contract as detailed in the documentation listed above. It remains the responsibility of the installing contractor at construction to ensure installation compliance sufficient to meet the intent and performance of the guiding codes and standards as relevant to the works.

Yours faithfully



Michael Slatter
erbas™
Executive Director

Qualifications

Adv Dip. Hydraulic and Fire services
Accredited Certifier, Reg no: 3465
Principal Design Practitioner, Reg no: PDP0000735
Design Practitioner, Reg no: DEP0002145
Licensed & Registered Plumber, Drainer & Gasfitter, Lic no: 228552C

Memberships

MHCAA, Member no: 32864
MAHSCA, Member no: 3112
MFPAA, Member no: 37391
MNFPA, Member no: 3351667
MSoCLA, Member no: 3041